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Part XII

Valle De Oro Community Plan

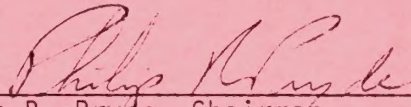
San Diego County General Plan-1990

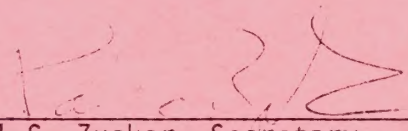
ADOPTED BY
BOARD OF SUPERVISORS
AUGUST 25, 1977
GPA 77-01
REVISED
DECEMBER 19, 1979
GPA 79-02

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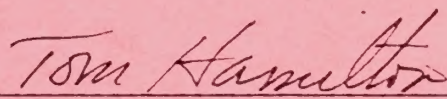
CERTIFICATE OF ADOPTION

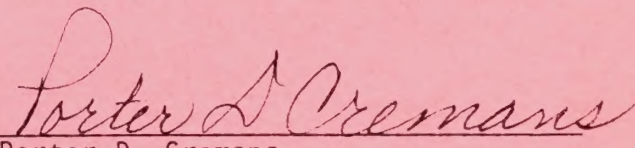
I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (4) and (GPA) 79-02, is the Valle de Oro Community Plan and is a part of the Land Use Element, Section II, Part XII of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 22nd day of June, 1979 (GPA79-01) and the 9th day of November, 1979 (GPA79-02).


Philip R. Pryde, Chairman


Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 79-01, Subitem (4) and (GPA) 79-02, is the Valle de Oro Community Plan and is a part of the Land Use Element, Section II, Part XII of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 24th day of October, 1979 (GPA79-01) and the 19th day of December, 1979 (GPA79-02).


Tom Hamilton, Chairman


Attest: Porter D. Cremans
Clerk of the Board

Adopted August 25, 1977, GPA 77-01
First Amendment October 24, 1979, GPA 79-01
Second Amendment December 19, 1979, GPA 79-02

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CHAPTER 1

INTRODUCTION

VALLE DE ORO

The Valle de Oro Community Planning Area encompasses approximately thirty square miles of the unincorporated portion of the County of San Diego. The planning area is located to the south of the City of El Cajon and to the east of the Cities of La Mesa and San Diego and Lemon Grove. Several neighborhoods are located within Valle de Oro. These include: Casa de Oro; Spring Valley; La Presa; Mount Helix; Horizon Hills; and Rancho San Diego.

PURPOSE

The Valle de Oro Community Plan fulfills (1) California State Law mandating preparation of general plans for all areas of the state and (2) County Board of Supervisors Policy 1-1 which directs the preparation of Community and Sub-regional Plans to implement the Regional Land Use Element. The Community Plan Program also provides a mechanism for meaningful citizen participation in local government.

HISTORY OF THE PLANNING EFFORT

The first community meeting to organize the planning program was held on November 3, 1971. This meeting was attended by over 2,200 concerned residents and property owners. Following official authorization of the planning program by the Board of Supervisors on June 14, 1972, County staff commenced work with the organized community group (Valle de Oro Planning Association).

Between August 30, 1973 and March 18, 1975 the County suspended all staff involvement in the community plan program while reorganizing community plan staff and revising the planning program. Under the new program the old Valle de Oro Planning Association was replaced by a Citizens' Executive Committee. The new executive committee was formed with twenty-five members elected at-large from the community and representatives from sixteen viable community organizations.

By September of 1975, a Basic Data Report for the entire area had been completed by County staff and work had begun on the formulation of a set of community goals and objectives. Community and staff work was completed on these goals and objectives when, after a community-wide meeting in September 1975, the Executive Committee voted to transmit them to the Planning Commission and Board of Supervisors for acceptance.

In January, 1976, the Planning Commission and then the Board of Supervisors heard a joint presentation by County staff and the Citizens' Executive Committee and voted acceptance of the goals and objectives. With the goals and objectives as a guide, staff and members of the Executive Committee spent the next year preparing the plan for submittal to the Board. The final plan is the culmination of a County staff and citizens' group effort.

PLAN CONTENT

The plan contains various maps and a text. The text addresses each of the State mandated elements as well as subject areas of County-wide concern (Recreation) and community concern (Public Facilities and Community Design). Each element includes a brief introduction, community goals, objectives, along with policies and action programs to carry them out.

The maps are an integral part of the plan and provide a graphic representation of the community goals and objectives. Maps have been developed for the following elements of the Plan: Land Use, Transportation, Recreation, and Conservation to provide a clearer understanding of community desires.

Several appendices have also been prepared as part of this report and are included as guides for future County actions as identified within the plan.

EVOLUTION OF THE PLAN

The County Staff and Citizens' Executive Committee followed a systematic approach in developing the community plan. The community planning process included research, community goal formulation, analysis, concept plan preparation and evaluation, alternative plan formation and evaluation, environmental impact report preparation, and plan review and adoption.

Research

The initial effort focused on research within the community. Questionnaires were sent out to property owners with the results indicating the desires of a substantial number of residents. County staff prepared a Basic Data Report identifying findings and constraints relating to each element of the existing County-wide General Plan. Supplementing the Basic Data Report, a series of planning factor maps were also developed to graphically display important community characteristics. These maps included:

Land Use

- Existing Land Use
- Existing Zoning
- County-wide General Plan
- General Plans of Adjacent Areas
- Approved T.M.'s and Private Development Plans

Transportation

- Existing Road System
- General Plan Circulation Element
 - Roads
 - Bicycle Trails
- Equestrian Trails
- Bus Routes

Public Facilities

- Existing Public Ownership
- Sewer Service Districts and Capacities
- Fire Service Districts and Response Times
- School Districts and Capacities
- Water Districts
- Other Special Districts
- SDG&E Service Lines

Environmental

- Slopes
- Agricultural Soil Suitability
- Significant Environmental Factors
- Faults and Mud Slides
- Floodplain
- Septic Tank Suitability

Community Design

- Neighborhood Identity
- Spheres of Influence

On September 6, 1975 the Citizens' Executive Committee held a community-wide conference where members of the public were invited to identify significant planning issues in the community.

Community Goals Formulation

Utilizing data generated by the community questionnaire, community conference, and basic data report, County staff drafted a set of community goals which addressed each element of the County-wide general plan. The Citizens' Executive Committee reviewed, edited, and finally approved the goals. They were then submitted to the County Planning Commission and Board of Supervisors where they were accepted as a basis for preparation of the community plan.

Analysis

During the analysis phase, functional relationships between the various planning factors were determined. In addition, the significance of the various factors on planning in the community was established. The analysis culminated with the identification of a series of issues which would determine the substance of the community plan particularly the land use element.

Concept Map Preparation and Evaluation

Preparation of concept maps for the community began with a selection of a combination of policy alternatives to address the significant community issues utilizing a decision tree. Based upon accepted planning standards, a combination of policy alternatives established a general land use pattern. Six such combinations were selected and six concept maps prepared. The land use concepts ranged from a very low intensity plan emphasizing estate density residential development and some agriculture to a more urban community with additional commercial and industrial areas.

Each of the concepts were reviewed and evaluated by the citizens' committee. Three concepts were selected by the Executive Committee to be refined into alternative maps. Selection was based upon a realistic appraisal of regional pressures as well as local desires.

Alternative Map Preparation and Evaluation

Three alternative maps were prepared for the community. Specific land use category locations and boundaries were determined by using a series of assignment criteria. Staff analysis included comparisons of land use category acreages and resulting population projections. Public facility requirements including roads and parks were also identified and analyzed.

Upon selection of an alternative plan map, staff prepared a draft of appropriate policies and action programs to implement the community goals and objectives. The citizens' committee reviewed, edited, and approved this text. Following the receipt of comments from the public at a community-wide meeting and from all County agencies and other jurisdictions, a final document has been prepared and is submitted for Board of Supervisors' approval.

CHAPTER 2 - ELEMENTS OF PLAN

LAND USE ELEMENT

INTRODUCTION

Government Code Section 65302(a) requires a land use element of all city and county general plans. This Land Use Element includes: a Land Use Map which delineates the size and location of the various land use designations, a Zone Compatibility Matrix which identifies those use regulations found in the County Zoning Ordinance which are compatible with the various land use designations, and policies and action programs which will clarify the type of development which is desired.

RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Valle de Oro Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Valle de Oro Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix. Twenty-four (24) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.

GOAL

Encourage development which will lead to a community with a balance of land uses, which will conserve natural and man-made resources, and which will provide a pleasant, safe environment for present and future residents.

OBJECTIVES

General

1. ENCOURAGE EQUAL OPPORTUNITY FOR ALL GROUPS AND INDIVIDUALS TO PLACES OF EMPLOYMENT, HOUSING, EDUCATIONAL AND MEDICAL FACILITIES, RECREATION AND OPEN SPACES, AND TO PUBLIC ENVIRONMENTS OF EQUAL QUALITY.
(See Housing Policy 2.1, Open Space Policy 1.1, Recreation Policy 2.1)

2. ENCOURAGE STRICT REGULATION TO PROTECT PROPOSED DEVELOPMENT FROM INCOMPATIBLE USES AND SUPPORT THE ELIMINATION OF EXISTING INCOMPATIBLE USES.

Policy 2.1 Seek to eliminate existing uses which are nonconforming and are detrimental to surrounding uses by employing an amortization period.

Action Program 2.1.1 - The Department of LUER and County Counsel shall evaluate and consider appropriate guidelines to establish proper amortization period and to amend appropriate ordinances to effect implementation.

3. ENCOURAGE APPROPRIATE DEVELOPMENT IN AREAS WHERE ADEQUATE PUBLIC FACILITIES, SERVICES, AND UTILITIES ARE AVAILABLE.

Policy 3.1 Verify the existence of adequate public facilities prior to development approvals.

Policy 3.2 Support capital improvements to public facilities within Valle de Oro which will sustain a gradual growth rate and orderly growth pattern and that will not drastically alter the community character.

Action Program 3.2.1 The Department of Planning and Land Use should coordinate public facility capital improvement programs to insure that all necessary services and facilities are provided in keeping with approved land use patterns and projected growth rates.

4. ENCOURAGE INCREASED EMPLOYMENT OPPORTUNITIES WITHIN THE PLANNING AREA.

Policy 4.1 Establish additional commercial and industrial areas.
(Refer to Land Use Map)

Residential

5. SUPPORT THE PRESERVATION OF EXISTING SEMI-RURAL RESIDENTIAL NEIGHBORHOODS AND ENCOURAGE THE ESTABLISHMENT OF ADDITIONAL RURAL RESIDENTIAL NEIGHBORHOODS. (Refer to Land Use Map)
6. ENCOURAGE MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT ONLY IN AREAS WHERE NECESSARY PUBLIC SERVICES AND FACILITIES ARE EASILY PROVIDED AND SURROUNDING LAND USES ARE COMPATIBLE. (Refer to Land Use Map)
7. SUPPORT THOSE MEDIUM AND HIGH DENSITY DEVELOPMENTS THAT PROVIDE ADEQUATE PARKS AND OPEN SPACE AS BUFFERS. (Refer to Open Space Policy 1.1)

8. ENCOURAGE THE USE OF INNOVATIVE DEVELOPMENT DESIGNS TO AVOID THE MONOTONY OF TRACT DEVELOPMENTS.

Policy 8.1 Promote planned residential developments and planned mobilehome developments. (Refer to Matrix)

Commercial

9. ENCOURAGE COMMERCIAL DEVELOPMENT WHICH WILL SERVE THE NEEDS OF THE INDIVIDUAL COMMUNITIES WITHIN THE PLANNING AREA. (Refer to Land Use Map)
10. ENCOURAGE THE DEVELOPMENT OF COMMERCIAL BUSINESS IN COMPACT CONFIGURATIONS AND DISCOURAGE "STRIP" COMMERCIAL DEVELOPMENTS. (Refer to Land Use Map)
11. ENCOURAGE ALL COMMERCIAL USES TO HAVE AESTHETICALLY PLEASING AND FUNCTIONALLY ADEQUATE OPERATIONS WITH APPROPRIATE OFF-STREET PARKING, INTERNAL CIRCULATION, SETBACKS AND LANDSCAPING.

Action Program 11.0.1 The Department of Planning and Land Use shall consider an amendment to the County Zoning Ordinance requiring adequate landscaping and site plan design as part of a commercial development application approval.

12. SUPPORT THE ELIMINATION OF ISOLATED COMMERCIAL ACTIVITIES. (Refer to Land Use Map)
13. ENCOURAGE ADDITIONAL COMMERCIAL DEVELOPMENT ONLY IN AREAS WHICH ARE EASILY ACCESSIBLE TO THE COMMUNITY. (Refer to Land Use Map)
14. ENCOURAGE NEIGHBORHOOD CLUSTERED SHOPPING AREAS WHICH ARE PEDESTRIAN ORIENTED AND MEET STRICT DESIGN CONTROLS.

Policy 14.1 Establish a neighborhood convenience commercial zone which will allow for the exclusive development of enterprises which provide for the daily needs of the community.

Action Program 14.1.1 The Department of Planning and Land Use shall prepare an amendment to the County Zoning Ordinance which will include a neighborhood convenience commercial zone. (See Appendix F for a list of proposed uses.)

Industrial

15. ENCOURAGE LIGHT INDUSTRIAL DEVELOPMENT THAT WILL INCREASE JOB OPPORTUNITIES FOR COMMUNITY RESIDENTS, THAT WILL INCREASE THE TAX BASE OF THE COMMUNITY, AND THAT WILL NOT SIGNIFICANTLY ALTER THE ENVIRONMENT.

Policy 15.1 New industrial areas shall be compatible with light industrial activities. (Refer to matrix)

Policy 15.2 All industrial activities shall provide buffering or screening when located adjacent to residential areas.

Action Program 15.2.1 The Department of Planning and Land Use shall prepare an amendment to the County Zoning Ordinance to require new industrial activities within industrial zones to provide screening or buffering when located adjacent to residential zones.

16. ENCOURAGE LIGHT INDUSTRY TO LOCATE IN INDUSTRIAL PARKS WHICH HAVE SUFFICIENT OFF-STREET PARKING, ADEQUATE INTERNAL CIRCULATION, PROPER SETBACKS AND LANDSCAPING; AND WHICH ARE SERVED BY AN ADEQUATE TRANSPORTATION SYSTEM.

Policy 16.1 Industrial areas as identified on the Land Use Map shall be (1) of sufficient size to allow adequate internal circulation, (2) located in areas which are served by an adequate transportation system, and (3) adequately buffered from surrounding uses. (See Land Use Map)

17. SUPPORT STRICT REGULATION OF ALL EXTRACTION INDUSTRIES TO MINIMIZE DUST, NOISE, TRAFFIC, UNSIGHTLY VIEWS, UNDESIRABLE ACCUMULATION OF WATER, AND SAFETY AND HEALTH HAZARDS. (See Land Use Action Program 18.0.1)
18. SUPPORT STRICT REGULATION OF ALL EXTRACTION INDUSTRIES TO ENSURE PROPER REHABILITATION OF THE LANDSCAPE.

Action Program 18.0.1 The Department of Planning and Land Use shall consider as part of the special use permit process specific guidelines for the extraction operation and rehabilitation of the landscape.

Agriculture

19. ENCOURAGE THE PRESERVATION OF ALL ACTIVE AND PRODUCTIVE CROPBEARING AGRICULTURAL LANDS BY APPROPRIATE MEANS. (Refer to Land Use Map)
20. ENCOURAGE ADDITIONAL LIGHT AGRICULTURAL DEVELOPMENT IN APPROPRIATE AREAS. (Refer to Land Use Map)

Community Design

21. PRESERVE, MAINTAIN, AND ENHANCE DISTINCT COMMUNITY IDENTITIES WITHIN THE VALLE DE ORO PLANNING AREA BY ENCOURAGING QUALITY DESIGN AND APPROPRIATE LAND USE PATTERNS. (Refer to Land Use Map)

22. ENCOURAGE THE UTILIZATION OF LOCAL PARKS AS ONE FOCUS OF COMMUNITY ACTIVITY AND THE PROVISION OF OPEN SPACE BETWEEN COMMUNITIES. (Refer to Land Use Map and Open Space Policy 1.1)
23. ENCOURAGE SITE DESIGN WHICH PRESERVES MATURE TREES, SHRUBS, AND SIGNIFICANT LAND FORMS.

Policy 23.1 Mature trees, shrubs, and significant land forms should be conserved in all public and private development projects.

Action Program 23.1.1 Mature trees, shrubs, and significant land forms should be identified during project review process with appropriate mitigating measures identified.

24. ENCOURAGE THE ELIMINATION OF ROADSIDE BILLBOARDS AND THE STRICT REGULATION OF ON-SITE AND OFF-SITE ADVERTISING SIGNS SHOULD COMPLEMENT THE AESTHETIC VALUE AND UNIQUE CHARACTER OF THE COMMUNITY.

Policy 24.1 Billboards and on-site and off-site advertising signs should complement the aesthetic value and unique character of the community.

Action Program 24.1.1 The Community Services Agency shall review the existing sign ordinance and recommend appropriate modifications which will eliminate roadside billboards and provide for control of signs in order that they are compatible to the surrounding neighborhood character.

25. ENCOURAGE THE PROVISION OF ADEQUATE, APPROPRIATE, OFF-STREET PARKING FOR ALL TYPES OF VEHICLES IN ALL NEW DEVELOPMENTS.
26. ENCOURAGE THE MAINTENANCE OF ALL PRIVATE PROPERTY, INCLUDING PROMPT DISPOSAL OF TRASH AND ABANDONED VEHICLES AND SUPPORT RECYCLING PROGRAMS.
27. ENCOURAGE A "RUSTIC" ENVIRONMENT IN THE RURAL AREAS WITHIN THE VALLE DE ORO PLANNING AREA BY LIMITING THE CONSTRUCTION OF STREETLIGHTS, SIDEWALKS, CURBS AND GUTTERS.

Policy 27.1 Limit the construction of streetlights, sidewalks, curbs and gutters in rural areas (densities less than two dwelling units per acre) in keeping with surrounding character and public safety requirements.

Action Program 27.1.1 The Department of Planning and Land Use shall review the subdivision ordinance as well as any other related ordinance and recommend appropriate modifications which will explicitly describe developer responsibilities consistent with Policy 27.1.

LAND USE DESIGNATIONS AND USE REGULATIONS

NOTE: The descriptions contained in this portion of the Valle de Oro Community Plan conform to the descriptions contained in Policy 2, Pages 11-9 through 11-21 of the Regional Land Use Element.

The following Land Use Designations and Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element. The Regional Categories are delineated on the Regional Land Use Element map. Use Regulations are part of the Zoning Ordinance. Specifically,

- The following Land Use Designations shall delineate locations for residential, commercial and industrial uses to implement the policies of the Regional Categories.
- These Land Use Designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.
- The Use Regulations consistent with each Land Use Designation shall be categorized as follows:

CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

SPECIAL CIRCUMSTANCES

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and, in certain instances, a variety of densities and building types is encouraged. Within those designations permitting a "density bonus option" as defined in the Inclusionary Housing Policy, an additional density figure is included. The Urban Residential Designations are consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

Designation (10), Residential 40 du/gross acre, is not consistent with the Country Town Category of the Regional Land Use Element.

To prohibit the development of areas at low densities where the Plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the Community Plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this plan to encourage the use of minimum densities when the Land Use Designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

<u>DESIGNATION</u>	<u>MAXIMUM DENSITY</u>
(1) Residential	1 du/gr. ac. where the average slope does not exceed 15%
	1 du/2 gr. ac. where the average slope is greater than 15% and does not exceed 25%
	1 du/4 gr. ac. where the average slope is greater than 25%
(2) Residential	1 du/gr. ac.
(3) Residential	2 du/gr. ac. (2.4 du/gr. ac. density bonus option) <u>1</u>
(4) Residential	2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option) <u>1</u>
(5) Residential	4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option) <u>1</u>
(6) Residential	7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option) <u>1</u>
(7) Residential	10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option) <u>1</u>
(8) Residential	14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option) <u>1</u>
(9) Residential	29 du/gr. ac. (34.8 du/gr. ac. density bonus option) <u>1</u>
(10) Residential	40 du/gr. ac.

1 The density bonus option applies to Current Urban Development Areas, but is not permitted within Future Urban Development Areas or Country Towns.

URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1, 2, 4 gr. ac.	R-S, R-D, R-R, R-RO S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92
(2) Residential 1 du/gr. ac.	R-S, R-D, R-U, R-RO, R-R S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(3) Residential 2 du/gr. ac. (2.4 du/gr. ac. density bonus option)	R-S, R-D, R-R, R-RO, R-U S-80, S-88, S-90, S-94	R-M, R-V, R-C A-70, A-72 S-82, S-86, S-92
(4) Residential 2.9 du/gr. ac. (3.5 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(5) Residential 4.3 du/gr. ac. (5.2 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(6) Residential 7.3 du/gr. ac. (8.8 du/gr. ac. density bonus option)	R-S, R-D, R-M, R-V, R-U R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(7) Residential 10.9 du/gr. ac. (13.2 du/gr. ac. density bonus option)	R-U, R-S, R-D, R-M, R-V R-RO S-80, S-88, S-90, S-94	R-C A-70, A-72 S-82, S-86, S-92
(8) Residential 14.5 du/gr. ac. (17.4 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(9) Residential 29 du/gr. ac. (34.8 du/gr. ac. density bonus option)	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92
(10) Residential 40 du/gr. ac.	R-U, R-D, R-M, R-V, R-RO S-80, S-88, S-90, S-94	R-S, R-C A-70, A-72 S-82, S-86, S-92

COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The four Commercial Designations are:

(11) Office-Professional

- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(12) Neighborhood Commercial

- This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the Regional Land Use Element.

(13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

(14) Service Commercial

- This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the Regional Land Use Element.

COMMERCIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31 S-80, S-84, S-86, S-88 S-90, S-94	R-C S-82
(12) Neighborhood Commercial	C-32, C-30 S-80, S-86, S-88 S-90, S-94	R-C C-31 S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-42 C-44, C-46, S-80, S-84, S-86 S-88, S-90, S-94	C-31 S-82 R-C
(14) Service Commercial	C-38, C-30, C-32, C-34, C-36 C-37, C-40, C-42, C-44, C-46 S-80, S-84, S-86, S-88 S-90, S-94	C-31 S-82

INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(15) Limited Impact	M-50, M-52, S-80, S-86, S-88 S-90, S-94	C-44 S-82
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-94, S-94	R-R0, R-C, C-36 C-40, C-44, M-50, M-52 S-82, S-86

INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

(15) Limited Impact Industrial

- This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the Regional Land Use Element.

(16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all Categories of the Regional Land Use Element except Country Town.

NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

(17) Estate Residential

- This designation provides for minor agricultural and low density residential uses. Minimum parcel sizes of two or four acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

(18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally

constrained areas. Parcel sizes of 4, 8, or 20 acres are required depending upon slope as follows, and the criteria established in the County Groundwater Policy which may require up to 40 acre parcels:

Slope -- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.

-- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Permitted parcel sizes are as specified above, provided that Health Department requirements for adequate immediate and long-term water supply and septic tank and leach fields can be met, provided that the criteria in the County Groundwater Policy can be met (which may require minimum parcel sizes of 40 acres), provided that when environmental analysis indicates that significant impacts could occur then larger parcel sizes will be required, and further provided that when zoning on the land requires a larger parcel size such larger parcel size shall prevail.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS

These designations promote agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two Agricultural Designations:

(19) Intensive Agriculture

- This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.
- This designation permits 2, 4, and 8 acre parcels under the following circumstances.

One dwelling unit per 2 acres (gross) when the following finding is made:

- at least 80 percent of the land does not exceed 25 percent slope; and
- the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973) - avocados, flowers, tomatoes, and specialty crops; and
- a continuing supply of irrigation water is available to the land; and
- the land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per 4 acres (gross) where the average slope of the land does not exceed 25 percent and the above finding cannot be made.

One dwelling unit per 8 acres (gross) where the average slope of the land is greater than 25 percent.

- In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.
- This designation is consistent with all categories of the Regional Land Use Element.

(20) Agricultural Preserve

- This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	---
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	---
(23) National Forest/State Parks	R-R A-70 S-80, S-88, S-90, S-92, S-94	R-C, C-44 A-72 S-82, S-86
(24) Impact Sensitive	R-R A-70 S-80, S-88, S-90, S-92, S-94	A-72 S-82, S-86
(25) Extractive	A-70, A-72 S-80, S-82, S-90, S-92, S-94	C-37, C-38, C-40 C-42, C-44, C-46 M-50, M-52, M-54, M-58, S-86

SPECIAL PURPOSE DESIGNATIONS

(21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Subregional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

(22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards.

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(23) National Forest and State Parks

- This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest, Cuyamaca Rancho State Park, and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a 40 foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics.

- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

- This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:
 - environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat, heavy timber, mineral extraction, watershed and desert, and
 - safety impact considerations such as floodways, faults, and landslide potential.

Parcel sizes of 4, 8, 20, and 40 acres or larger are required depending on the following criteria:

<u>Slope</u>	<u>Not Exceed 25%</u>	<u>Greater Than 25% Not Exceed 50%</u>	<u>Greater Than 50%</u>
Environmentally Sensitive	4 acres	8 acres	20 acres
Safety Impact	8 acres	20 acres	40 acres

This designation is consistent with all categories of the Regional Land Use Element.

(25) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than 20 gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive designation.

2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the Regional Land Use Element.

The Extractive land use designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be re-designated to the underlying designation. Such General Plan Amendment and re-designation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the extractive designation exists.

SPECIAL AREA OVERLAYS

Where some unique physical, legal, or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: 1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; 2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing Use Regulation other than the primary Use Regulation is appropriate. These overlays are:

SCENIC (S)

- This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

RESOURCE CONSERVATION AREAS (RCA)

- This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

DISTRICT PRESERVATION (DP)

- The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).

IMPLEMENTATION

ZONING MATRIX

The Government Code Section 65860 requires that The County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The following matrix shows the Use Regulations which are compatible with the Plan. All Use Regulations have reference to The San Diego County Zoning Ordinance No. 5281 (New Series). In each Land Use Designation, a number of zones may be suitable to meet the intent of the Plan.

COMPATIBILITY MATRIX¹

DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- * CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

REGIONAL CATEGORIES ²					LAND USE DESIGNATIONS ³	USE REGULATIONS ⁴																																				
CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CON- STRAINED		SPECIAL STUDY AREAS	RESIDENTIAL					COMMERCIAL					INDUSTRIAL			AGR.	SPECIAL																					
							R-S	R-D	R-M	R-V	R-U	R-RO	R-R	R-C	C-30	C-31	C-32	C-34	C-36	C-37	C-38	C-40	C-42	C-44	C-46	M-50	M-52	M-54	M-56	A-70	A-72	S-80	S-82	S-86	S-87	S-88	S-90	S-92	S-94			
						URBAN RESIDENTIAL																																				
■			■			1. 10 DU/1, 2 & 4 Ac. ⁵	*	*	○	○	*	*	*	○																○	○	*	○	○	*	*	○	*				
■			■			2. 1.0 DU/Ac.	*	*	○	○	*	*	*	*	○															○	○	*	○	○	*	*	○	*				
■			■			3. 2.0 DU/Ac. ⁶	*	*	○	○	*	*	*	*	○															○	○	*	○	○	*	*	○	*				
■			■			4. 2.9 DU/Ac. ⁶	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*				
■			■			5. 4.3 DU/Ac. ⁶	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*				
■			■			6. 7.3 DU/Ac. ⁶	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*				
■			■			7. 10.9 DU/Ac. ⁶	*	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*				
■			■			8. 14.5 DU/Ac. ⁶	○	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*				
■			■			9. 29.0 DU/Ac. ⁶	○	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*				
■			■			10. 40.0 DU/Ac.	○	*	*	*	*	*	*	○																○	○	*	○	○	*	*	○	*				
						COMMERCIAL																																				
■			■			11. OFFICE PROFESSIONAL							○	*	*									*																		
■	■	■	■			12. NEIGHBORHOOD ¹⁴							○	*	○	*																										
■			■			13. GENERAL ¹⁴							○	*	○	*	*	*					*	*	*																	
■	■	■	■			14. SERVICE									*	○	*	*	*	*	*	*	*	*	*	*																
						INDUSTRIAL																																				
■	■	■	■			15. LIMITED IMPACT																○				*	*															
■	■	■	■			16. GENERAL IMPACT																*		○		*	*	*	*													
						NON-URBAN RESIDENTIAL																																				
	■		■			17. ESTATE 1 DU/2 & 4 Ac. ¹⁵					○	*	○					○		○	○									*	*	*	○	○	*	*	*	*	*	*		
	■	■	■			18. MULTIPLE RURAL USE 1 DU/4, 8, 20 & 40 Ac. ¹⁵					○	*	○					○		○	○		○	○					*	*	*	○	○	*	*	*	*	*	*			
						AGRICULTURAL																																				
■	■	■	■			19. INTENSIVE 1 DU/2, 4 & 8 Ac.							○																	*	*	*	○	○	*	*	*	*	*			
■	■	■	■			20. PRESERVES 1 DU/8 Ac.																								*	*	*	○	○	*	*	*	*	*			
						SPECIAL PURPOSE																																				
■	■	■	■			21. SPECIFIC PLAN AREA																																				
■	■	■	■			22. PUBLIC/SEMI-PUBLIC																																				
■	■	■	■			NATIONAL FOREST & STATE PARKS 1 DU/4, 8 & 20 Ac.						*	○									○							*	○	*	○	○	*	*	*	*	*	*			
■	■	■	■			IMPACT SENSITIVE 1 DU/4, 8, 20 & 40 Ac.						*																	*	○	*	○	○	*	*	*	*	*	*			
■	■	■	■			EXTRACTIVE 1 DU/20 Ac.																○	○	○	○	○	○	○	○	*	*	*	*	○				*	*	*		

NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element)
- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further restrict the underlying land use designation (Policy 2.7 of the Land Use Element).

- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element)
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated on the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.
- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg 11-7) is permitted within this designation
- The Extractive land use designation is an extractive designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.

HOUSING ELEMENT

INTRODUCTION

Government Code Section 65302(c) requires a housing element of all city and county general plans.

The Housing Element consists of this text. The purpose of this element is, when used in conjunction with the Land Use Element, to promote the type of future housing desired for the community; its character, quantity and rate of growth.

GOAL

Support a distribution of housing by structure type, cost, design and tenure to ensure that households of all socio-economic groups are able to obtain a standard affordable home within an adequate living environment.

OBJECTIVES

1. ENCOURAGE A GRADUAL AND LIMITED INCREASE IN THE RATIO OF MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT TO LOW DENSITY. (Refer to Land Use Map)
2. ENCOURAGE THE CONSTRUCTION OF NEW UNITS THAT ARE COMPATIBLE WITH THE IMMEDIATE RESIDENTIAL NEIGHBORHOOD CHARACTER.

Policy 2.1 Moderate and low income housing opportunities should be provided adjacent to the Casa de Oro shopping area and scattered within the Rancho San Diego Development in addition to the existing opportunities in Spring Valley and La Presa.

Action Program 2.1.1 The County shall request the Housing Authority to investigate the feasibility of providing County assisted low and moderate income housing in these areas.

Action Program 2.1.2 The Department of LUER shall encourage low and moderate income units as part of the RSD specific plan.

Policy 2.2 Provide low and moderate income families with home ownership assistance as well as rental assistance.

Action Program 2.2.1 The County shall request the Housing Authority to prepare a study recommending appropriate programs to assist in home ownership for low and moderate income families (e.g. mortgage assistance, unit construction subsidies).

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

OPEN SPACE ELEMENT

INTRODUCTION

Government Code Section 65302(e) and 65560 et seq. requires an open space element in all city and county general plans. This element is comprised of the following text and when used in conjunction with the Land Use, Recreation and Conservation Elements identifies land which fulfills the open space needs of the community.

GOAL

Preserve and regulate the amount of open space within the community including steep slopes, canyons, floodplains, and agricultural lands.

OBJECTIVES

1. ENCOURAGE PROPER OPEN SPACE REQUIREMENTS FOR MODERATE AND HIGHER DENSITY HOUSING.

Policy 1.1 Integrate open space dedications in private developments with surrounding uses to provide functional open space/recreation system.

Action Program 1.1.1 The Department of LUER shall, in the review of private residential developments encourage open space dedications, which coincide or link with established or functional open space corridors, recreation locations, and conservation areas, as identified within this community plan.

2. ENCOURAGE LIGHT AGRICULTURAL USE WITHIN THE COMMUNITY AS A TYPE OF OPEN SPACE. (Refer to Land Use Map)
3. ENCOURAGE THE PLANNING AND PRESERVATION OF OPEN SPACE IN PUBLIC AND PRIVATE PROJECTS.

Policy 3.1 Incorporate public and semi-public owned land unsuitable for intense development into the open space/recreation system. (See Land Use Map)

Policy 3.2 Limit development of steep slopes to agriculture and very low residential densities and promote clustering in flatter areas. (Refer Land Use Map and Compatibility Matrix)

4. ENCOURAGE THE PRESERVATION OF OPEN SPACE AREAS IN WHICH POTENTIAL NATURAL HAZARDS EXIST (FLOOD PLAINS, FAULT LINES, MUDSLIDES).

Policy 4.1 Limit land uses in areas where natural hazards exist to very low residential densities, agriculture and recreation. (See Land Use Map)

5. ENCOURAGE THE UTILIZATION OF OPEN SPACE AS A BUFFER BETWEEN INCOMPATIBLE LAND USES.

Policy 5.1 Properly buffer industrial land uses from surrounding residential uses. (See Land Use Map and Compatibility Matrix)

RECREATION ELEMENT

INTRODUCTION

California State Law Section 65303 provides that a Recreation Element may be included as an element of a community plan. This element contains regional and "generalized" local park locations (included on Land Use Map), the location of riding and hiking trail corridors, and policies and action programs directing park and trail implementation programs.

GOAL

Support the establishment of a well-balanced system of natural parks and recreational facilities which preserve natural terrain, vegetation and wildlife sanctuaries, and will enrich the lives of all residents within the community.

OBJECTIVES

1. ENCOURAGE THE EARLY IDENTIFICATION AND ACQUISITION OF PARK AND RECREATION AREAS.

Policy 1.1 The County will implement a local park acquisition program which will utilize all established acquisition and funding mechanisms; and will actively pursue new, innovative techniques to help expedite acquisition and minimize costs.

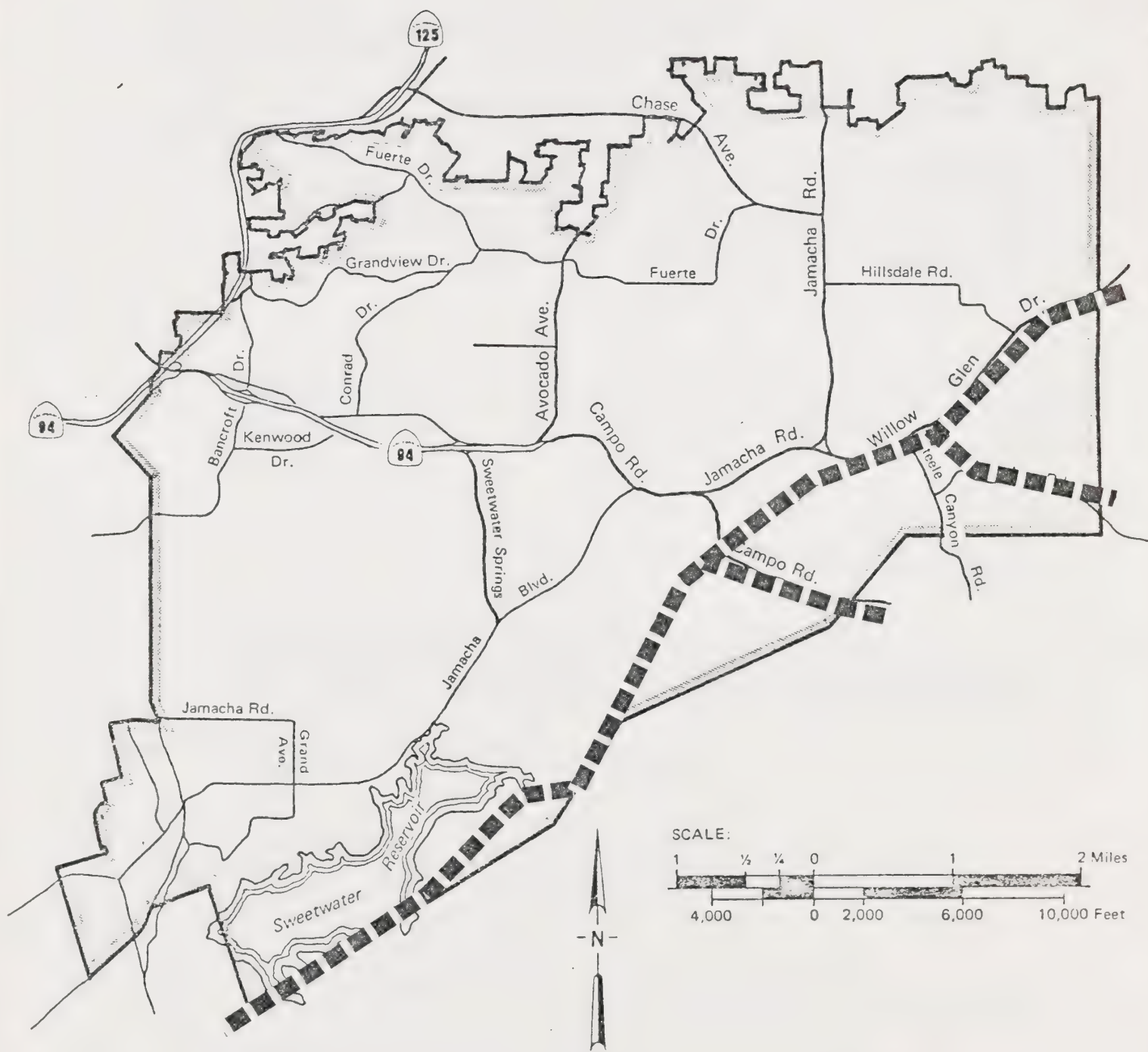
Action Program 1.1.1 The Parks and Recreation Department will include Valle de Oro Community Planning Area as part of the annual update of Local Park Plan and Program.

Action Program 1.1.2 The Parks and Recreation Department will utilize generalized local park locations as identified on the land use map and acquisition priorities as identified in Appendix A, in developing the local park program for Valle de Oro.

2. ENCOURAGE THE DEVELOPMENT OF COMMUNITY AND NEIGHBORHOOD PARKS TO MEET THE NEEDS OF THE COMMUNITY.

Policy 2.1 Upon the creation of a tax supported public entity which will provide for the maintenance of local parks, the County will develop local parks utilizing any and all appropriate funding sources.

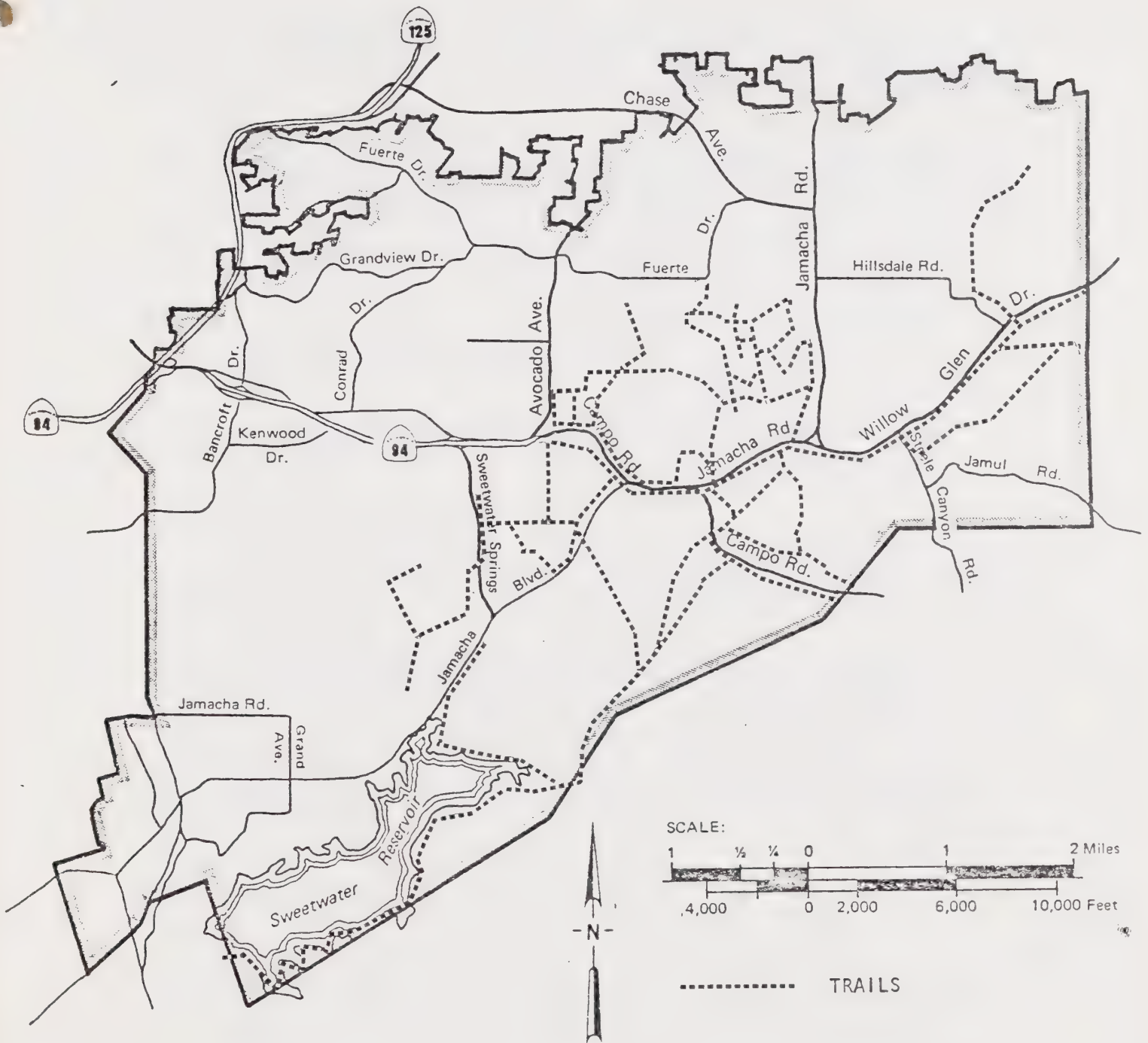
Action Program 2.1.1 The Parks and Recreation Department will initiate a local park development program within acquired park sites in Valle de Oro and will submit this program as part of the overall annual local park program.



VALLE DE ORO **REGIONAL RIDING & HIKING TRAILS**



COMMUNITY RIDING & HIKING TRAILS



VALLE DE ORO
Community Planning Area



3. ENCOURAGE THE DEVELOPMENT OF NEIGHBORHOOD AND COMMUNITY PARKS AND RECREATIONAL FACILITIES COOPERATIVELY WITH EXISTING AND FUTURE SCHOOLS WITH OTHER SPECIAL DISTRICTS AND PUBLIC AGENCIES AND ENCOURAGE JOINT USE OF THE FACILITIES.

Policy 3.1 Wherever possible, local parks shall be located adjacent to, or near, schools and agreements for joint use of facilities shall be pursued in order to encourage interaction of all age groups.

Action Program 3.1.1 The Parks and Recreation Department will continue to pursue agreements with school districts and all other special districts for utilization of appropriate land for local and/or regional parks.

Policy 3.2 Wherever possible, parks should be located on existing public or semi-public owned land.

Action Program 3.2.1 The Parks and Recreation Department shall investigate the feasibility of utilizing publicly owned land when evaluating possible park sites.

4. ENCOURAGE THE ESTABLISHMENT OF PUBLIC NEIGHBORHOOD AND COMMUNITY CENTERS WITH FACILITIES FOR ALL AGE GROUPS AND INTERESTS AND PROVIDE A HIGH LEVEL OF RECREATIONAL PROGRAMS AND SERVICES APPROPRIATE TO THE VALLE DE ORO COMMUNITY.

Policy 4.1 Neighborhood and community centers shall be located whenever possible in identified neighborhood and community parks with the level and type of recreational programs to be determined by the Board of Supervisors based upon community input.

Action Program 4.1.1 The Parks and Recreation Department will include the development of neighborhood and community centers within the local park program and will actively seek funding from all appropriate sources.

Action Program 4.1.2 The Parks and Recreation Department will identify available recreational programs and services.

Action Program 4.1.3 The Parks and Recreation Department shall recommend appropriate citizen groups to coordinate the centers' activities and act as a forum for community selection of activities as part of the formation of the tax supported entity providing for its operation and maintenance.

5. PROVIDE A SYSTEM OF RIDING AND HIKING TRAILS THAT WILL LINK PARKS, SCHOOLS, VIEW AREAS, AND COMMERCIAL AREAS WITH RESIDENTIAL AREAS.

Policy 5.1 Upon adoption of the County Riding and Hiking Trails Plan, the County will pursue the acquisition, development, operation, and maintenance of riding and hiking trails.

Action Program 5.1.1 The County will prepare an implementation program for the acquisition and development of riding and hiking trails for the Valle de Oro area and include it as part of the County Capital Facilities Program.

Action Program 5.1.2 The County will implement a program for the operation and maintenance of riding and hiking trails using all appropriate funding sources available.

6. SUPPORT THE DEVELOPMENT OF A REGIONAL PARK AT SWEETWATER RESERVOIR.
(Refer to Land Use Map)
7. ENCOURAGE STRICT REGULATION OF OFF-ROAD VEHICLE TRAFFIC AND SUPPORT THE COUNTY-WIDE EFFORTS TO DESIGNATE SUITABLE AREAS FOR THEIR OPERATION.

Policy 7.1 Restrict use of off-road vehicles to designated areas and increase enforcement.

Action Program 7.1.1 The County ORV Report shall identify areas suitable for ORV use.

8. ENCOURAGE THE ESTABLISHMENT OF AN APPROPRIATE TAX SUPPORTED PUBLIC ENTITY TO PROVIDE FOR PARKS AND RECREATION FACILITIES, SERVICES, MAINTENANCE, AND OPERATION WITHIN THE VALLE DE ORO PLANNING AREA.
9. ENCOURAGE PARKS WHICH WILL PRESERVE AND PROTECT UNIQUE RESOURCES INCLUDING ANY ARCHAEOLOGICAL SITES. (Refer to Land Use Plan Map)

Policy 9.1 Once park needs have been established in an area, park locations, design, and boundaries shall incorporate historic and archaeological sites to complement the active recreation area within the park whenever possible.

CONSERVATION ELEMENT

INTRODUCTION

The Conservation Element identifies the important natural resources of the Valle de Oro Community Plan Area and sets forth policies and action programs to conserve these resources. The resources involved include vegetation and wildlife habitats, soil, water, clean air, light pollution, historic and pre-historic resources (cultural resources). This document amends and supplements the adopted Conservation Element of the General Plan and applies only to the area within the Valle de Oro Community Plan boundaries.

GOAL

Promote wise utilization and planned management of all valuable resources, natural and man made, and prevent wasteful exploitation and destruction of these resources.

OBJECTIVES

General

1. ENCOURAGE EDUCATIONAL PROGRAMS FOR THE WISE USE AND CONSERVATION OF RESOURCES.
(See Adopted Conservation Element)
2. ENCOURAGE THE PRESERVATION AND PROTECTION OF UNIQUE RESOURCES IN THE VALLE DE ORO PLAN AREA.

Policy 2.1 The County will attempt to conserve unique resources in Valle de Oro by utilizing Resource Conservation Area (RCA's) overlays (see adopted Conservation Element, Policy 1, p. 4-6) and appropriate Land Use designations. Resource Conservation Areas will be delineated on a map in the County Conservation Element. This document amends the Conservation Element by adding RCA's in the Valle de Oro area and specifically identifies unique resources and sets forth methods which will be applied to conserve those resources.

Action Program 2.1.1 The Environmental Review Board (ERB) may require project sponsors to provide supplemental environmental analysis for projects subject to the California Environmental Quality Act (CEQA) lying within Resource Conservation Areas.

Action Program 2.1.2 Direct the Environmental Analysis Division staff to amend the County guidelines for the implementation of CEQA to provide for expanded technical studies of identified resources when projects occur within adopted Resource Conservation Areas in the Valle de Oro plan area.

Action Program 2.1.3 Direct the EAD staff to utilize the Valle de Oro Community Plan Basic Data Report and Environmental Impact Report as a baseline report of impacts for future public and private projects within the Plan Area subject to CEQA. Project sponsors should not be required to repeat this analysis but may have to provide further project-level analysis.

Action Program 2.1.4 Direct staff to make the Valle de Oro Basic Data Report and EIR readily available to the public.

Water Resources

3. ENCOURAGE THE STRICT REGULATION OF THE USES OF WATER BODIES WITHIN THE PLANNING AREA TO INSURE THAT SUCH USES ARE COMPATIBLE WITH EXISTING ECOSYSTEMS.

Policy 3.1 Conserve water and biological resources of Hansen's Ponds and the Sweetwater Reservoir by placing them in Resource Conservation Areas.

Action Program 3.1.1 The County EAD and IPO will jointly develop criteria to conserve valuable resources in these RCA's.

4. SUPPORT STRICT CONTROLS OVER URBAN WASTEWATER DISCHARGE INTO STREAMS, PONDS, OR OTHER WATERS. (See Conservation Element, Policy 7 and 12)
5. ENCOURAGE THE USE OF RECLAIMED WATER FOR IRRIGATION, RECREATION, AND OTHER PURPOSES.

Policy 5.1 Encourage the Otay Municipal Water District's efforts to establish a safe, effective sewage reclamation process serving the Valle de Oro area.

6. ENCOURAGE IDENTIFICATION AND PRESERVATION OF SIGNIFICANT NATURAL DRAINAGE AREAS AND ALLOW ONLY USES COMPATIBLE WITH FLOODING, SUCH AS AGRICULTURE, PARKS, RECREATION, RIDING AND HIKING TRAILS, AND OTHER OPEN SPACE ACTIVITIES.

Policy 6.1 Include the following significant drainage areas as Resource Conservation Areas and apply the appropriate controls:

1. The Sweetwater River Floodplain and identified contiguous high value habitats (RCA No. 1, see Map 2).
2. The "Damon Lane" riparian habitat (RCA No. 2, see Map 2).
3. Steel Canyon Creek riparian habitat (RCA No. 3, see Map 2).
4. Jamacha Creek, north and south of Hillsdale Road (RCA No. 4, see Map 2).

5. Campo Creek, south of Campo Road, between Avocado Boulevard and Jamacha Boulevard (RCA No. 5, see Map 2).
6. Drainage area east of Kenora Drive -- natural drainage area supplemented by urban runoff (RCA No. 6, see Map 2).
7. Natural drainage area on north side of Dictionary Hill, contains rock outcrops (RCA No. 7, see Map 2). The area is bounded on the north by Crest, on the south by Montemar, Helix to the west, and Lamar to the east.
8. Natural drainage area southeast of Conrad Drive, containing native and introduced plants (RCA No. 8, see Map 2).
9. Natural drainage area west of Barcelona Drive -- contains native riparian vegetation (RCA No. 9, see Map 2).

Vegetation and Wildlife Habitats

7. ENCOURAGE RETENTION OF NATIVE VEGETATION.
8. ENCOURAGE THE MAINTENANCE AND ENHANCEMENT OF FUNCTIONAL PLANT AND WILDLIFE HABITATS FOR THREATENED AND ENDANGERED SPECIES.
9. ENCOURAGE USE OF NATIVE SPECIES FOR LANDSCAPING WHERE PRACTICAL FOR PUBLIC PROJECTS.

Policy 9.1 Use Land Use Element designations compatible with areas supporting unique vegetation and wildlife habitat resources. (See Land Use Element Map)

Policy 9.2 Conserve unique functional plant and wildlife habitats, particularly those supporting rare, endangered, or threatened or depleted species, using Resource Conservation Area designations.

Action Program 9.2.1 Include the following areas supporting functional plant and wildlife habitats and/or rare, endangered, threatened, or depleted species as Resource Conservation Areas:

1. Dictionary Hill habitats of rare and endangered plant species (RCA No. 10, see Map 2).
2. Habitat for the endangered Sticky lettuce Dudleya, near Worthington Street (RCA No. 11, see Map 2).
3. Habitat for the endangered Otay tarweed, adjacent to the northwest edge of Sweetwater Reservoir (RCA No. 12, see Map 2).
4. Habitat for the endangered San Diego Ambrosia, adjacent to Sweetwater Road, north of Jamacha Road (RCA No. 13, see Map 2).

5. Habitat for threatened species, east of Vista Grande Road (RCA No. 14, see Map 2).

Action Program 9.2.2 The Environmental Review Board may require a supplemental environmental analysis for private and public projects subject to CEQA lying within the above mentioned Resource Conservation Areas.

Action Program 9.2.3 The ERB, the Environmental Analysis Division and IPO shall develop criteria to carry out Action Program 3.2.2. (See Appendix 2 for Guidelines for Criteria)

Soils and Minerals

10. ENCOURAGE DEVELOPMENT WHICH IS IN HARMONY WITH EXISTING TOPOGRAPHY AND AVOIDS EXTENSIVE AND SEVERE GRADING. (See Rural Categories and Specific Plan Areas on Land Use Element Map)
11. ENCOURAGE THE PROTECTION OF VALUABLE MINERAL RESOURCES, INCLUDING SAND AND GRAVEL, AGAINST ENCROACHMENT BY LAND USES WHICH WOULD MAKE EXTRACTION OF DEPOSITS IMPRACTICAL OR IMPOSSIBLE. (See Floodplain designation on Land Use Element Map)
12. ENCOURAGE STRICT STANDARDS TO LIMIT SOIL EROSION. (See adopted Grading Ordinance)

Light Pollution

13. SUPPORT THE DEVELOPMENT OF STANDARDS FOR STRICT CONTROLS CONCERNING ILLUMINATION POLLUTION.

Policy 13.1 LUER should develop standards for night light for discretionary projects.

Cultural and Historic Sites

14. ENCOURAGE THE PRESERVATION OF UNIQUE RESOURCES SUCH AS IMPORTANT HISTORIC AND ARCHAEOLOGICAL SITES.

Policy 14.1 Apply the Resource Conservation Area Designation and appropriate analysis techniques on the following sites:

1. Bancroft Ranch Site (RCA No. 17, see Map 2).
2. Specific Archaeological sites: these sites, listed below have been identified as significant archaeological resources recommended for preservation or salvage. The exact locations of these sites will not be revealed to the general public to avoid vandalism.

RCA 18 Site CE #103 (Site W-562
is contiguous and out of
the planning area, but
should be nominated with
this site).

Historic village of Matamo

RCA 19 W-389

Historic village of Meti/
Bancroft Ranch House

RCA 20 Cal:F:5:7

Recommended by Gross &
Ezell (1972) for excavation
or Preservation

RCA 21 Cal:F:5:11

"

RCA 22 Cal:F:5:35

"

RCA 23 Cal:F:5:2

"

RCA 24 Cal:F:5:3

"

RCA 25 Cal:F:5:5

"

RCA 26 Cal:F:5:6

"

RCA 27 Cal:F:5:9

"

RCA 28 Cal:F:1:7

"

RCA 29 Cal:F:1:6

"

RCA 30 Cal:F:5:22

"

RCA 31 Cal:F:5:15

Partially excavated by Kaldenberg
(1975) and Gross (1975); historic
site of the Isham Springs
bottling plant.

3. Additional Historic Sites as listed below:

a. Rock House on James Circle (1863) (RCA No. 17, see Map 2)

b. Springs of Saint George on James Circle (RCA No. 17, see Map 2)

c. Spring Valley Veterans Memorial on Memory Lane (RCA No. 17, see
Map 2)

d. Madam Camille's House, 3555 Bancroft Drive (1924) (RCA No. 17,
see Map 2)

e. Cactus Cottage (Sinclair House), 3700 Sinclair Lane (1889) (RCA
32, see Map 2)

f. Bancroft Dam, Fairway Drive at Brookside (1910) (RCA 33, see
Map 2)

g. McRae - Prentice - Albright House, Barbic Lane (1882) (RCA 34,
see Map 2)

h. Isham Springs, Sweetwater Springs Road at Jamacha (RCA 15, see
Map 2)

i. The Olla, 3700 Helix Street (1895) (RCA 35, see Map 2)

j. Old Jamacha School (1886) (RCA 36, see Map 2)

k. Steel Bridge, SR 94 at Sweetwater Riverbed (RCA 37, see Map 2)

1. Artist Colony Houses - Grossmont Area (RCA 38, see Map 2)

Grossmont Inn - 9680 Evans Drive

William Gross House - 9633 El Granito

Madame Schumann-Heink House - 9951 El Granito

Havrah Hubbard House - 9725 Sunset

Owen Wister House - 9499 El Granito

John Vance Cheney House - 9410 Sierra Vista

Carrie Jacobs Bond House - 9623 Summit Circle

Air Quality

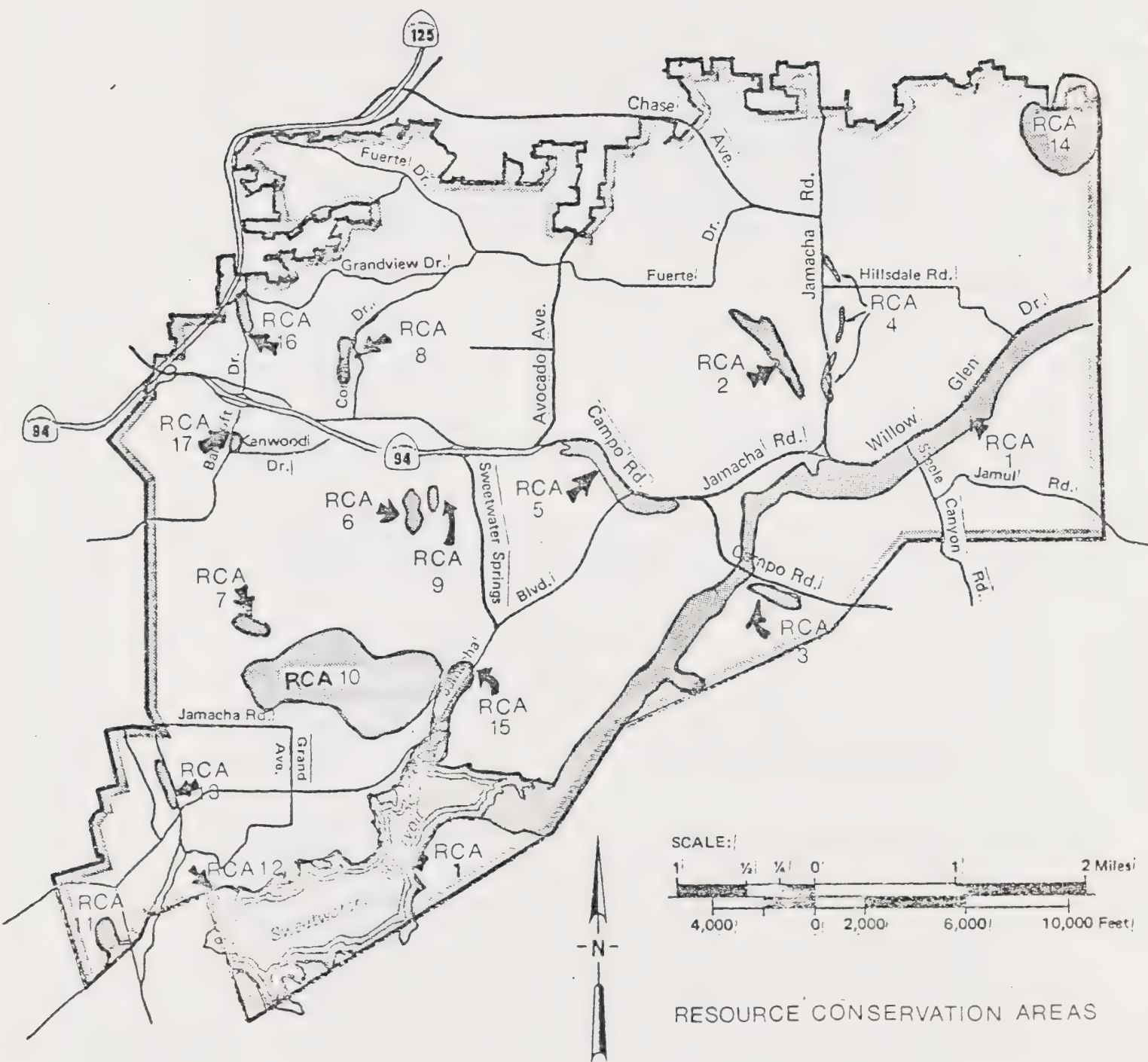
15. ENCOURAGE STRICT NONPOLLUTING TRANSPORTATION. (See Circulation Element)
16. ENCOURAGE THE IDENTIFICATION AND REDUCTION OF SOURCES OF AIR POLLUTION AFFECTING VALLE DE ORO.

Policy 16.1 Discourage new sources of air pollution in the Valle de Oro area.

Policy 16.2 Improve the air quality in the Valle de Oro area by decreasing pollutants generated from or within the Valle de Oro area through implementation of the Regional Air Quality Strategy (RAQS) and the community plan:

Action Program 16.2.1 The Integrated Planning Office shall coordinate with the Air Pollution Control District and appropriate County agencies to determine and propose feasible measures for implementing Tactic T-2 (carpooling), Tactic T-7 (bicycle systems), Modified Tactic E-1 (process for coordinated land use and transportation actions), and other appropriate measures described in RAQS.

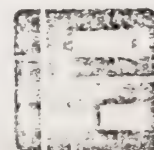
Action Program 16.2.2 As part of the Countywide program to accomplish the objectives of the RAQS, the Integrated Planning Office shall coordinate with the Air Pollution Control District and other agencies in the San Diego air management process to propose future plan amendments to regional, general, or community plans as new techniques in air quality planning become available that will improve air quality.



SCALE: 1" = 1/2 Mile
 1" = 1 Mile
 1" = 2 Miles
 4,000' 0' 2,000' 6,000' 10,000 Feet

RESOURCE CONSERVATION AREAS

VALLE DE ORO Community Planning Area



ENERGY ELEMENT

INTRODUCTION

The Energy Element integrates data about energy resources in the San Diego region and presents goals, objectives, policies and action programs for energy conservation to be implemented by the County.

OBJECTIVES

1. ENCOURAGE ENERGY SAVING TRANSPORTATION. (See Circulation Element)
2. ENCOURAGE SITE AND BUILDING DESIGN WHICH WILL MAXIMIZE ENERGY CONSERVATION.
(See Energy Element of County General Plan)

NOISE ELEMENT

INTRODUCTION

San Diego County, like all other urbanizing areas, is experiencing increases in the noise levels in its acoustical environment. This acoustical environment consists of background or ambient noise, and peak noise from transportation and fixed point sources. Depending on the duration of exposure, incrementally higher levels of noise are harmful.

The purpose of the Noise Element is to prescribe programs aimed at reducing adverse noise levels in the County by adopting policies which will further improve planning, building, and development practices. This document is meant to supplement and amend the adopted County-wide Noise Element only for the Valle de Oro Plan Area.

GOAL

Protect and enhance Valle de Oro's acoustical environment by supporting the control of noise at its source, along its transmission paths, and at the site of the ultimate receiver.

OBJECTIVES

1. ENCOURAGE THE STRICT ~~ENFORCEMENT~~ OF COUNTY NOISE ORDINANCE.
2. ENCOURAGE SITE DESIGN AND BUILDING DESIGN CONTROLS TO MINIMIZE NOISE EMISSIONS FROM NOISE SOURCES. (See Noise Element of County General Plan)
3. ENCOURAGE LAND USE AND CIRCULATION PATTERNS WHICH WILL MINIMIZE NOISE IN RESIDENTIAL NEIGHBORHOODS. (See Land Use and Circulation Elements)
4. SUPPORT EFFORTS OF THE COUNTY AND CALTRANS TO FURTHER AND TO IMPLEMENT ROAD DESIGNS WHICH REDUCE NOISE LEVELS.
5. ENCOURAGE THE COUNTY TO PERFORM A COMPREHENSIVE NOISE SURVEY IN THE VALLE DE ORO AREA TO IDENTIFY SOURCES WHICH EMIT HIGH NOISE LEVELS.

Policy 5.1 A general noise survey to include aircraft noise should be carried out to more fully assess current and potential noise problems in the plan area.

6. SUPPORT LIMITING TRUCK TRAFFIC TO DESIGNATED ROUTES TO REDUCE NOISE IN THE PLANNING AREA.

SEISMIC SAFETY ELEMENT

INTRODUCTION

The purpose of the Seismic Safety Element is to prescribe programs aimed at reducing the present seismic risk in the County by adopting policies which will further improve planning, building, and development practices. The County has an adopted Seismic Safety Element.

GOAL

Support the goal and objectives of the Seismic Safety Element of the County General Plan.

OBJECTIVE

Policy 0.1 Encourage further investigation of the seismic potential of the Lyons Valley linament to determine its safety for the public.

PUBLIC SAFETY ELEMENT

INTRODUCTION

Government Code Section 65302.1 mandates a Safety Element for all general plans. The object of this element is to introduce safety considerations in the planning process in order to reduce loss of life, injuries, damage to property and economic and social dislocation resulting from fire and dangerous geologic occurrences. As a part of this element flooding, crime, and emergency services have been included.

This element includes this text and should be used in conjunction with the Seismic Safety Element.

GOAL

To develop and maintain plans and programs to assure the health, safety and well-being of the residents of the Valle de Oro Community.

OBJECTIVES

1. ENCOURAGE COORDINATION BETWEEN ORGANIZATIONS DELIVERING PUBLIC SAFETY SERVICES IN ORDER THAT A HIGH LEVEL OF SERVICE IS PROVIDED AT THE LOWEST REASONABLE COST TO RESIDENTS.
2. ENCOURAGE AN EDUCATIONAL PROGRAM TO INFORM RESIDENTS OF THE COMMUNITY AS TO THE HAZARDS AND SAFETY STEPS REGARDING TRAFFIC, FLOOD, EARTHQUAKE, AND FIRE PROBLEMS.

Policy 2.1 Develop an educational program to fully inform all citizens in the study area of the hazards due to flood, fire, earthquake, and nuclear problems.

3. SUPPORT THE CONTINUED ADHERENCE TO FIRE AND EMERGENCY SERVICE STANDARDS BY PUBLIC SAFETY ORGANIZATIONS WITHIN THE VALLE DE ORO AREA IN ORDER THAT PRESENT SERVICES LEVELS ARE MAINTAINED.
4. ENCOURAGE A HIGHER LEVEL OF LAW ENFORCEMENT SERVICE.

Action Program 4.0.1 Direct the County Sheriff to review current protection standards and level of service for the community and to recommend appropriate improvements.

5. ENCOURAGE NEW METHODS OF FINANCING PUBLIC FACILITIES WHICH WILL RESULT IN REDUCING COSTS.
6. ENCOURAGE THE USE OF NATURAL DRAINAGE AREAS AND STREAMBEDS AS FLOOD CONTROL PROTECTION, THEREBY IMPROVING GROUNDWATER RECHARGING. (See Land Use Map)

TRANSPORTATION (CIRCULATION) ELEMENT

INTRODUCTION

Government Code Section 65302(b) requires a circulation element in all city and county general plans. Sheet #6 of the County Circulation Element will be amended to incorporate this community plan transportation element. This element is composed of a Streets and Highways Plan Map, a Bicycle Route Map, and the following text.

GOAL

Provide a balanced, coordinated transportation system which will provide safe, efficient circulation within the community, that will effectively connect Valle de Oro to neighboring communities, and which will complement existing and future land use patterns.

OBJECTIVES

1. SUPPORT THE CONSTRUCTION OF A LOCAL ROAD NETWORK WHICH IS DESIGNED TO SERVICE THE ADOPTED LAND USE PATTERN.

Policy 1.1 The County Circulation Element shall reflect the road system as identified in the Valle de Oro Community Plan (see Streets and Highways Plan map).

Action Program 1.1.1 The Department of Transportation will utilize road designations as identified by the Circulation Element when developing the highway improvement program.

Action Program 1.1.2 LUER shall require land dedications and improvements in accordance with road designations as identified by the Circulation Element.

2. SUPPORT ROAD DESIGN WITHIN THE COMMUNITY WHICH IS COMPATIBLE WITH THE TOPOGRAPHY AND LANDSCAPE AND MINIMIZES GRADING.

Policy 2.1 Promote design of all road improvements that maximizes environmental and aesthetic considerations.

Action Program 2.1.1 Department of Transportation shall request CALTRANS to restudy the proposed SR 54 alignment to avoid environmental and aesthetic degradation in areas of hilly terrain.

3. ENCOURAGE ROADWAY LANDSCAPING WHICH WILL CREATE A MORE ATTRACTIVE COMMUNITY.

Policy 3.1 Where practical, landscaping shall be provided within the right-of-way of major roads and prime arterials.

Action Program 3.1.1 The County Department of Transportation shall provide replacement of significant trees and shrubs lost during highway maintenance or improvement projects.

Action Program 3.1.2 The Community Services Agency shall study the feasibility of establishing community service areas (CSA) for the purpose of planting and maintaining trees and other landscaping within the right-of-way of major and prime arterial highways as initiated by interested citizens groups.

Action Program 3.1.3 The Community Services Agency shall prepare a specific design plan for landscaping improvements along Campo Road in Casa de Oro after the formation of a County Service Area for that purpose.

4. ENCOURAGE THE ELIMINATION OF SAFETY HAZARDS CAUSED BY DIRECT ACCESS OF TRAFFIC ONTO MAJOR ARTERIAL OR COLLECTOR STREETS.

Policy 4.1 Minimize access onto collector streets and provide controlled access along major streets and prime arterials.

Action Program 4.1.1 The Department of Land Use and Environmental Regulation (LUR) shall use Transportation Policy 4.1 in reviewing proposed developments.

5. ENCOURAGE THE LOCATION OF FUTURE FREEWAYS AND PRIME ARTERIALS WHERE THEY WILL BYPASS RATHER THAN DIVIDE RESIDENTIAL NEIGHBORHOODS.

Policy 5.1 Proposed freeways and prime arterials shall not divide residential neighborhoods (see Streets and Highways plan map).

Action Program 5.1.1 IPO shall request the California Department of Transportation (CALTRANS) to schedule the construction of the northbound ramp on SR 125 from SR 94 as soon as feasible.

Action Program 5.1.2 State Route 54 from State Route 94 north to El Cajon is designated a Prime Arterial with the understanding that construction of this facility will not occur before 1985. However, the County recommends right-of-way acquisition as necessary to protect the corridor for new construction. Prior to this construction, IPO will update traffic projections on State Route 54 to reevaluate the need for a Prime Arterial. Guajalote Road is designated a Major Road; however, the County recommends right-of-way protection of this corridor until the need for construction of the facility has been demonstrated.

Action Program 5.1.3 IPO shall request CALTRANS to schedule construction of proposed SR 125 between SR 54 and SR 94 as soon as feasible.

6. ENCOURAGE THE SEPARATION OF FACILITIES FOR PEDESTRIAN, BICYCLE AND MOTOR VEHICLE TRAFFIC IN ORDER TO MINIMIZE CONFLICT AND TO INSURE SAFE MOVEMENT THROUGHOUT THE COMMUNITY.



Policy 6.1 The Bicycle Subelement of the Circulation Element shall reflect the bicycle system as identified in the Valle de Oro Community Plan (see Bicycle Plan map).

Action Program 6.1.1 Department of Transportation shall schedule improvements for implementation of planned bicycle routes consistent with the priorities identified by the Bicycle Subelement (see Appendix D).

Action Program 6.1.2 IPO shall study and recommend revision of the Circulation Element to establish location and construction standards for riding and hiking trails as they relate to existing and proposed streets and highways. Proposed Guajalote Road shall receive first attention during staff studies.

Policy 6.2 Curb, gutter, sidewalk, and streetlights shall be provided in new subdivisions along streets and highways where adjacent lots average less than one-half acre each or where commercial, industrial, or educational land uses are located.

Action Program 6.2.1 The Community Services Agency shall investigate amendment of County road standards to be consistent with Transportation Policy 6.2.

Action Program 6.2.2 IPO shall request CALTRANS and County Department of Transportation to study the feasibility for grade separated pedestrian crossings at major intersections along proposed Route 54.

Policy 6.3 Promote the design of commercial and industrial developments to minimize the need for automobiles to cross pedestrian walkways and to avoid backing onto highways designated collector, major, or prime arterial.

Action Program 6.3.1 Direct the Department of Transportation to conduct a traffic study for Campo Road (from SR 94/125 interchange to Kenwood Drive) and Conrad Drive (from Campo Road to Sierra Madre).

7. SUPPORT THE DEVELOPMENT OF AN EFFICIENT CIRCULATION SYSTEM THROUGH THE DESIGN AND CONSTRUCTION OF SAFE, ATTRACTIVE PEDESTRIAN, BICYCLE AND EQUESTRIAN CROSSINGS AT LOGICAL POINTS ON MAJOR THOROUGHFARES. (See Transportation Policies 6.1 and 6.2)
8. ENCOURAGE THE ESTABLISHMENT OF A NETWORK OF BIKEWAYS AND PEDESTRIAN PATHS CONNECTING RESIDENTIAL AREAS TO SCHOOLS, RECREATIONAL FACILITIES, AND COMMERCIAL CENTERS. (See Transportation Policies 6.1 and 6.2)
9. ENCOURAGE THE CREATION OF A SYSTEM OF TRAILS SPECIFICALLY FOR HORSEBACK RIDING AND HIKING TO CONNECT APPROPRIATE RECREATIONAL FACILITIES AND TO INTEGRATE THIS SYSTEM WITH EXISTING AND PROPOSED TRAILS WITHIN THE SAN DIEGO REGION. (See Recreation Policy 5.1)
10. ENCOURAGE THE IMPROVEMENT OF PUBLIC TRANSPORTATION SERVICE WITHIN THE COMMUNITY AND INCREASE SERVICE TO SURROUNDING AREAS.



1995

~ VALLE DE ORO ~

— BICYCLE ROUTES

Policy 10.1 Develop a transit service that maximizes patronage by offering efficient multi-destinationed interconnecting routes at timed transfer stations on 30-minute headways.

Action Program 10.1.1 The County will identify bus routes, timed transfer stations, and schedules that would serve current as well as projected population (see Transit text and map in Appendix B).

Action Program 10.1.2 The County shall work with the Metropolitan Transit Development Board, San Diego Transit Corporation and other agencies to draft specific implementation plans for public transit service in Valle de Oro.

11. SUPPORT TIMELY AND ADEQUATE PUBLIC NOTIFICATION OF ALL PROPOSED CHANGES IN THE COMMUNITY TRANSPORTATION SYSTEM.

Policy 11.1 Provide the Valle de Oro Citizens' Executive Committee with proper notice of road projects requiring an Environmental Impact Report.

Action Program 11.1.1 The Community Services Agency shall place the name of the chairperson of the Valle de Oro Citizens' Executive Committee on the legal notification list to receive notification of future Environmental Impact Reports to be considered by the Environmental Review Board.

Action Program 11.1.2 IPO shall request CALTRANS to adopt a policy to assure that adequate public notice be provided to the chairperson of the Valle de Oro Executive Committee of any state road projects in the Valle de Oro planning area.

SCENIC HIGHWAY ELEMENT

INTRODUCTION

Government Code Section 65302(h) requires a scenic highway element for all general plans.

The scenic highway element proposes by identification of scenic highways on the community plan map and by written policies and action programs to promote scenic highways in the community.

The challenge of the scenic highway element of this plan is to identify those roads of scenic value in the unincorporated area and tie them together with neighboring communities with identified and adopted scenic road systems. After this identification is made, then some means of implementation and funding must be used to assure the scenic corridor is not violated by unaesthetic structures and is maintained and improved.

GOAL

Utilize scenic highway corridors as one method of protecting and enhancing the appearance of scenic, historical, and recreational areas.

OBJECTIVES

1. SUPPORT THE PRIORITY OF THE SCENIC HIGHWAY CORRIDOR IN VALLE DE ORO AS DESIGNATED IN THE COUNTY GENERAL PLAN.

Policy 1.1 Support priorities for scenic highway corridors in Valle de Oro as follows: Route 94 first priority; Route 125 (from Route 94 north to Interstate 8) as an existing designated route; SR 54 from SR 125 to SR 94, second priority; Willow Glen Drive, second priority.

Action Program 1.1.1 IPO shall study and recommend revision of the Circulation Element to incorporate standards for the location and construction of designated scenic highways.

2. ENCOURAGE THE DESIGNATION OF SCENIC HIGHWAY CORRIDORS AS SHOWN ON ATTACHED MAP.

Action Program 2.0.1 The Department of LUER will identify appropriate areas to be protected under a scenic preservation overlay zone (see plan map).

Action Program 2.0.2 IPO shall review the adopted County Scenic Highway Element by 1985 to determine whether or not it is appropriate to retain SR 54 (north of SR 94).



CHAPTER 3 - SPECIFIC PLAN AREAS

· VALLE DE ORO SPECIFIC PLANNING AREA (2.5) (RANCHO SAN DIEGO)

DESCRIPTION OF AREA

Specific Planning Area 2.5 includes 3,717 acres totally owned by the Rancho San Diego (RSD) Development Corporation. RSD is located in the southeastern portion of the Valle de Oro community plan area at the fringe of the urban development from the Cities of El Cajon, La Mesa, and San Diego (see Land Use Map).

PROJECT BACKGROUND

The entire Rancho San Diego development was originally submitted to the County as a Private Development Plan (PDP). Subsequently, 217 acres have been approved for development under tentative maps and 547 acres have been approved for development under Specific Plan 74-01. The Specific Plan Area includes that portion of the original PDP not already approved under a specific plan or a tentative map.

PROJECT DESCRIPTION

The original Rancho San Diego development was proposed as a "new town" concept. Although application for federal assistance under this concept has been abandoned, a balanced community offering residents a place to work, shop, and play is still envisioned. A variety of residential styles, including single-family detached, attached residential units, and high density apartments, is planned.

CONDITIONS

The Specific Plan area shall be developed under the following conditions.

A. General

1. Maximum overall average residential density will be 2.5 dwelling units per acre.
2. All goals, objectives, and policies of the Valle de Oro Community Plan shall apply.
3. Design should be compatible with surrounding development.

B. Specific

1. Residential

- a. The provision of a range and mix of residential densities and housing types (apartment-type densities to estate residential housing).
- b. The number of multiple residential units shall not exceed the number of single-family units.

- c. Multi-family residential development including apartments and condominiums with a density of 29 dwelling units per acre should be located adjacent to expressway interchanges, prime arterial and major roads and shall not exceed 1.0% of the plan area.
- d. Multi-family residential development including apartments, condominiums and duplexes with a density of 14.5 dwelling units per acres should be located in areas suitable for high density or adjacent to collector streets and shall not exceed 7.5% of the plan area.

2. Commercial/Industrial

- a. The provision of a detailed feasibility study to justify size and location of all commercial activities.
- b. Industrial uses should be located in areas adjacent to existing industrial activities or in areas located adjacent to freeways or prime arterial roads and should not exceed 1.5% of the plan area.
- c. General commercial activities shall be located along prime arterial or major roads and should not exceed 4.0% of the plan area.
- d. Neighborhood commercial activities shall be located along collector streets.

3. Conservation

- a. Conservation of significant natural resources as identified in the community plan (see Resource Conservation areas) through open space or recreation dedication or by any other appropriate means.
- b. Provision of a system of open space, recreation areas providing linkages and buffers within the specific planning areas.
- c. Protection of Sweetwater Reservoir and the Sweetwater River Floodplain from urban development and the impacts of urban development such as urban runoff and wastewater.
- d. Severe restriction of development on steep slopes (over 30%).
- e. AREA TO REMAIN UNDISTURBED. Based on the slope analysis submitted a fixed percentage of the land within each slope category shall remain undisturbed. The percent of undisturbed area required shall not be transferred from one category of slope to another, and areas devoted to roads, driveways, parking lots, patios or paved play areas shall not be included in the undisturbed area. The installation of a leach system and underground utilities may be included in the undisturbed area.

The minimum requirements for undisturbed areas are as follows:

<u>Slope Categories</u>	<u>Minimum Percent of Undisturbed Area</u>
10-20% slope	35%
20-30% slope	55%
30-40% slope	85%
40+% slope and above	95%

4. Public Facilities

- a. Provision of the means by which all necessary public facilities shall be financed and provided including:
- (1) transportation access, including roads, bridges on/off-site;
 - (2) sewage and wastewater treatment and disposal;
 - (3) public schools;
 - (4) fire protection;
 - (5) parks; and
 - (6) any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

VALLE DE ORO SPECIFIC PLAN AREA (1.6)
(Dictionary Hill)

DESCRIPTION OF THE AREA

Specific Plan Area 1.6 includes approximately 200 acres located at the top and along the northern slope of Dictionary Hill. (See Land Use Map) The Specific Plan Area is located just to the north of La Presa and to the east of Rancho San Diego. The land is predominately in steep slopes with an extended view of southwestern San Diego County.

PROJECT BACKGROUND

The area was originally subdivided into 5,000 square foot lots in 1911 as part of East San Diego Villa Heights. This area was later to become known as Dictionary Hill when individual lots were given away as part of a sales promotion by the Millar Publishing Company. In 1964 the Dictionary Hill Avocado Groves partnership improved the south part of the Hill with sewer and water facilities and streets. The 200 acres at the top of the hill are still undeveloped.

The proposed Specific Plan for the 200 acres would be primarily single-family residential in character. The design would emphasize environmental sensitivity resulting in an overall estate density.

CONDITIONS

The Specific Plan area shall be developed under the following conditions.

A. General

1. Maximum overall average residential density will be 1.6 dwelling units per acre.
2. All goals, objectives, and policies of the Valle de Oro Community Plan shall apply.
3. Design should be compatible with the surrounding area.

B. Residential

1. Single-family residential uses only.
2. Minimum lot size will be 5,000 square foot lots.

C. Conservation

1. Conservation of resources as identified in RCA (see Conservation Element) through open space or recreation dedication or by any other appropriate means.
2. AREA TO REMAIN UNDISTURBED. Based on the slope analysis submitted a fixed percentage of the land within each slope category shall remain undisturbed. The percent of undisturbed area required shall not be transferred from one category of slope to another, and areas devoted to roads, driveways, parking lots, patios or paved play areas shall not be included in the undisturbed area. The installation of a leach system and underground utilities may be included in the undisturbed area.

The minimum requirements for undisturbed areas are as follows:

<u>Slope Categories</u>	<u>Minimum Percent of Undisturbed Area</u>
10-20% slope	35%
20-30% slope	55%
30-40% slope	85%
40+% slope and above	95%

D. Public Facilities

1. Design shall be such that implementation of public facilities including roads, sewers, water, etc., should be provided with a minimum of grading.
2. Provision of the means by which all necessary public facilities shall be financed and provided including:
 - (1) transportation access, including roads;
 - (2) sewage and wastewater treatment and disposal;
 - (3) public schools;
 - (4) fire protection;
 - (5) parks; and
 - (6) any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

E. Commercial uses should:

1. The use of the commercial area be limited to a restaurant use;
2. The restaurant building itself, shall be 15,000 square feet or less;
3. The developer provides substantial screening and buffering between the commercial area and adjacent uses;

4. The developer provide a natural area on the commercial site of not less than 2.5 acre;
5. That in the event a commercial area is developed, any expansion of off-site transportation system which is needed to serve this use and is required by the County, be installed and improved at no cost to the community.

VALLE DE ORO SPECIFIC PLAN AREA (1.5)
(HANSEN'S RANCH)

DESCRIPTION OF THE AREA

Specific Plan Area 1.5 includes some 650 acres located south and west of the intersection of Sweetwater Springs Boulevard and Jamacha Boulevard adjacent to the Sweetwater Reservoir. (See Land Use Map) The westerly boundary of the Specific Plan Area abuts Dictionary Hill (Specific Plan Area No. 2) whereas the easterly boundary abuts Rancho San Diego (Specific Plan Area No. 1). The land is predominantly in steep slopes with two small ponds (Hansen's Ponds) located near the intersection of Jamacha and Sweetwater Springs Boulevard.

PROJECT BACKGROUND

This area was originally part of Rancho Jamacha and was purchased by Fred Hansen in 1926 (for whom the Ranch is presently named). The area has remained undeveloped and unsubdivided until now. In 1975 a large scale development plan for this area was submitted to the County for initial review. A tentative analysis was completed on September 4, 1975 with a finding of "provisional conformance" meaning that conformity could only be found after additional information is available.

The proposed Specific Plan Area designation for the 650 acres would provide a variety of residential styles including single-family detached, attached residential units (clustered), mobilehome sites and apartments. In addition, a small amount of industrial (adjacent to an existing industrial area), professional, and commercial uses will be permitted.

CONDITIONS

The Specific Plan Area shall be developed under the following conditions.

A. General

1. Maximum overall residential density will be 1.5 dwelling units per acre.
2. All goals, objectives, and policies of the Valle de Oro Community Plan shall apply.
3. Design should be compatible with the surrounding area.

B. Residential

1. Single-family residential uses will have a minimum lot size of 10,000 square feet.
2. Clustered residential uses will be located in flat areas (0-15% slope) and will provide up to 50% of the total number of dwelling units.

3. Mobilehomes will be located in areas of less than 30% slope and will total only up to 10% of the entire plan area. Densities within the mobilehome areas shall not exceed 5.5 dwelling units per acre.
4. High density apartments shall be located in areas of less than 15% slope and adjacent to prime arterial or major roads.

C. Commercial, Professional and Industrial

1. Approximately 10% of the area can be used for professional, commercial and industrial uses.
2. Industrial uses shall be adjacent to existing industrial areas.
3. Intense uses shall be adjacent to prime arterial and major roads.

D. Conservation

1. Conservation of significant natural resources as identified in the community plan (see Conservation Element) through open space or recreation dedication or by any other appropriate means.
2. Provide a system of open space recreation areas providing linkages and buffers with surrounding areas.
3. Protection of the Sweetwater Reservoir and the Sweetwater River floodplain from urban development such as urban wastewater and runoff.
4. AREA TO REMAIN UNDISTURBED. Based on the slope analysis submitted, a fixed percentage of the land within each slope category shall remain undisturbed. The percent of undisturbed area required shall not be transferred from one category of slope to another, and areas devoted to roads, driveways, parking lots, patios or paved play areas shall not be included in the undisturbed area. The installation of a leach system and underground utilities may be included in the undisturbed area.

The minimum requirements for undisturbed areas are as follows:

<u>Slope Categories</u>	<u>Minimum Percent of Undisturbed Area</u>
10-20% slope	35%
20-30% slope	55%
30-40% slope	85%
40%+ slope and above	95%

These percentages shall not apply to those isolated parcels of a slope category which are less than 500 square feet in size. Where an area of a slope category is less than 500 square feet, said area shall be included in the surrounding slope category; or, where bordered by more than one slope category, the steepest category shall apply.

E. Public Facilities

1. Provision of the means by which all necessary public facilities shall be financed and provided including:
 - a. transportation access, including roads, bridges on/off site;
 - b. sewage and wastewater treatment and disposal;
 - c. public schools;
 - d. fire protection;
 - e. parks; and
 - f. any other public facilities and services necessary to fulfill the requirements of public agencies affected by the Specific Plan.

CHAPTER 4

ROLE OF THE COMMUNITY PLANNING GROUP

POLICY

It shall be the policy of the San Diego County Board of Supervisors to provide an appropriate method whereby the integrity of the Valle de Oro Community Plan will be protected, and modification or change will not be made without the advice and input of the residents of Valle de Oro.

ACTION PLAN

In order to implement the above policy, the Valle de Oro Citizens' Executive Committee will be incorporated into the review planning process. All requests for zoning changes, plan amendment, or extensive development within the Valle de Oro area will be reviewed by the Valle de Oro Citizens' Executive Committee, and their comments obtained prior to a presentation of any staff recommendation to the Planning Commission or Board of Supervisors. Furthermore, the comments of the Valle de Oro Citizens' Executive Committee will be incorporated in any County staff report on a proposed project. When the Valle de Oro Citizens' Executive Committee is requested to review a proposed zoning change, general plan amendment, or other extensive developmental project, their review and comment shall contain a statement as to whether the proposed project or change is consistent with the Valle de Oro Community Plan as adopted by the Board of Supervisors.

CHAPTER 5 - APPENDICES

INFORMATION ONLY - NOT ADOPTED

APPENDIX A

LOCAL PARK ACQUISITION AND DEVELOPMENT PRIORITIES

Generalized local park locations are identified on the Valle de Oro Community Plan Land Use Map. As a part of the local park analysis, acquisition and development priorities were assigned to the various parks to provide guidance to the Parks and Recreation Department for future actions. Those assigned priorities are:

HIGH PRIORITY

- Vicinity of Bancroft House
- Vicinity of Avocado School (Fury Lane, Rancho San Diego)
- Vicinity of Estrella Street
- San Carlos Drive (Rancho San Diego)
- Vicinity of Spring Valley Elementary School
- Vicinity of Austin Drive (Rancho San Diego)
- Vicinity of Kenwood Drive

MEDIUM PRIORITY

- Vicinity of Kempton Street School
- Vicinity of Mary Ann Street
- Vicinity of Eucalyptus Park
- Vicinity of Helix Street
- Vicinity of Hillsdale Avenue
- Resource Park in the vicinity of Damon Lane
- Resource Park in the vicinity of Hansen's Ponds

LOW PRIORITY

- Vicinity of Jamacha Junction
- Vicinity of Steele Canyon Road
- Vicinity of Willow Glen Road
- Vicinity of Jamacha Road
- Vicinity of Lamar Street
- Vicinity of Vivera Drive

PRIORITY ASSIGNMENT CRITERIA

Priorities were assigned utilizing criteria developed through the combined efforts of the Citizens' Executive Committee and the Parks and Recreation Department. That criteria included:

1. Potential number of uses in proximity of park
2. Vacant land availability
3. Estimated land cost based upon proposed zoning
4. Accessibility
5. Adjacent arterial road
6. Proximity to other recreation facilities
7. Adjacent school facilities
8. Topographic difficulties

Each of the proposed sites were evaluated based upon the above criteria with the composite ranking establishing final priority.

APPENDIX B

PUBLIC TRANSPORTATION FOR VALLE DE ORO

This plan describes a way to develop public transportation for Valle de Oro. It considers the purpose of transit for Valle de Oro, alternative service for 1995 designed to serve those purposes, likely usage and costs of those services, and a way to stage into them. It is intended that bus services contracted by the County may be operated in accordance with this plan, and that the County may build the bus transfer terminals required to make it work.

PURPOSE OF PROPOSED TRANSIT IN VALLE DE ORO

It is intended that transit in Valle de Oro provide a useful level of service while operating with efficiency similar to that of the urban bus system.

The service is designed as a back-up system to the automobile. It could conveniently connect sufficient residential areas with internal and external trip attractors to provide significant transit travel opportunity. The following benefits would result:

1. People without access to an automobile would have considerable mobility.
2. In the event of fuel shortages and forced reduction of automobile use, many people would find that transit would meet their basic mobility requirements.

THE SERVICE APPROACH IN VALLE DE ORO

The transit service plan shown here for Valle de Oro is developed on the basis of the 1995 land use plan Alternative 2. This transit system can be easily modified for either of the other two land use alternatives if they are ultimately selected. The basic pattern of services and its cost and usage characteristics for the other land use alternatives would be similar to those shown in this report.

The creation of the transit plan for the 1995 land use plan is achieved by considering three points:

1. Creation of enough routes so that 60 to 70% of the population is within 1/4 mile of a bus stop.
2. Having the routes directly serve trip attractors within the area and connect with routes going to external trip attractors.
3. Having the routes aligned and meshed together at transfer points in such a way that every residential area has a fairly direct trip to several trip attractors, with a maximum of one scheduled transfer in between.

The first step is important because experience has shown that the farthest most people will walk to or from bus stops is about 1/4 mile. Areas beyond 1/4 mile from a bus stop are not served by transit. It is therefore desirable to establish routes within 1/4 mile of most residential areas. The first approach in this regard is to put in sufficient routes so that all parts of the area are within 1/4 mile of a bus route. However, in lower density areas, such as Valle de Oro, this approach usually results in too many buses to be economical. The second approach is then to cut back the number of routes, leaving only those serving the higher density parts of the area. Although the route mileage might be cut by a third or a half, 60 to 70% of the population might still be within a quarter mile of a route.

The second step is important because the ends of trips, as well as their beginnings, must be on the transit routes, if transit is to be complete for them.

The third step involves the "how" of linking together the beginnings and ends of trips. This is the most difficult because it requires meeting conflicting objectives: linking together a maximum number of trip origins and destinations, while keeping operation costs to an affordable level. In Valle de Oro, a technique called "timed transfer" is used to achieve both of these objectives.

The mechanics of this system are explained later.

TRIP ATTRACTORS AND TRAVEL CHARACTERISTICS TO BE SERVED IN VALLE DE ORO

The transit system presented in this plan is designed to serve the 1995 Alternative 2 land use plan. This plan in turn will evolve from what exists today in terms of land use and transportation patterns. Transportation and land use characteristics of today's and 1995's Valle de Oro will therefore be discussed to show why the transit system plan is structured the way it is.

1975

In 1975, Valle de Oro contained approximately 55,000 people.

This population results in the production of 132,000 daily trips, or an average of 1.65 trips per person in 1975. In addition, trip attractors within Valle de Oro attract 78,000 trips, 31,000 of which are included in the above number. The other 47,000 come into Valle de Oro from outside the area.

Most trips are produced in the area and go elsewhere. This tendency is particularly pronounced for home to work trips, which account for about 18% of the total. A large part of the trips going to other areas terminate in the areas immediately adjacent to Valle de Oro. Spring Valley, East San Diego (including State University and College Grove Shopping Center), La Mesa, and El Cajon attract 32,000 of the 132,000 trips produced in Valle de Oro and going outside of the area. Downtown San Diego (including all of zones 24, 16, and 28) attracts another 5,500 trips. The remaining 50,000 external trips produced in Valle de Oro are scattered to random destinations throughout the region.

The distribution of external work trips follows the same pattern as that for total trips, with the exception that the downtown area attracts a slightly greater proportion. The liberally-defined downtown area attracts about 3,000 daily work trips from Valle de Oro, or about 12% of the external work trips. (Downtown zone 24 by itself attracts 1,000 daily trips.)

Trip attractors within Valle de Oro attract about 44,000 trips per day. Thirty-one thousand of these are internal trips. Thirteen thousand come from outside the area, mostly from the adjacent communities of Lemon Grove, East San Diego, La Mesa, and El Cajon. The remaining are scattered from the Sweetwater, South Bay, Santee, Lakeside, and Allied Gardens area.

The major trip attractors within Valle de Oro and the number of trips they attract are shown in Table 1.

TABLE 1
MAJOR TRIP ATTRACTORS IN VALLE DE ORO
1975

	Daily Trips Attracted
1. Casa de Oro Shopping District	7,500
2. Valhalla High School	3,000
3. Monte Vista High School	3,600
4. Spring Valley Junior High School	1,500
5. Broadway Strip	2,600
6. La Presa Junior High School and Nearby Commercial Area	2,081
7. Commercial Areas in La Presa	6,500
8. Strip Commercial Along Sweetwater	<u>4,100</u>
	30,800

These areas account for about 70% of the trip attractions within Valle de Oro.

1995

By 1995, travel in Valle de Oro will be much larger in magnitude. Trip production will approximately double, and trip attractions will increase approximately three fold.

The much larger increase in trip attractions relative to trip production suggests that, in the future, internal trips and trips coming into Valle de Oro from the outside will be much more important than they are today.

These estimates of future trips are based on population projections and estimates of future activity. Population is expected to reach 95,000 people by 1995 compared to the existing 55,000. At the existing rate of 2.4 trips per day produced per person, daily trip productions would be about 228,000 by 1995. However, if the trip production rate increases to the regional average of 3.0 trips per day per person, total daily trip productions would be about 285,000. The daily trip productions that will actually result will probably lie within the range of 228,000 to 285,000.

Increased trip attractions are based on anticipated development. Included are a community college with 17,000 students, either a 100-acre regional shopping center or a 50-acre community shopping center, another 30-acre community shopping center, and 50 acres of light industry. Table 2 indicates the daily trips that are estimated to be attracted to these institutions and centers by 1995.

This figure of 178,000 is a rough estimate based on trip generation factors supplied by CALTRANS. However, it should be kept in mind that individual factors vary over a wide range. For example, the auto trips generation factor for community colleges ranges from 0.6 trips per day per student to about 2.5. The figure used in Table 2 of 1.24 is an average. Total trips attracted could easily vary 20% on either side of 178,000, yielding a range of between 140,000 and 215,000 daily trips attracted to Valle de Oro by 1995.

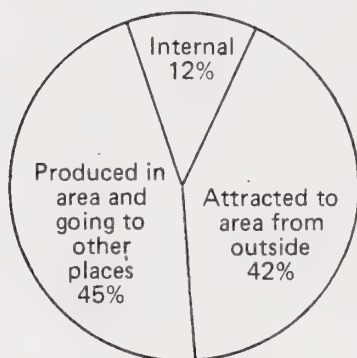
TABLE 2

ESTIMATED DAILY TRIPS ATTRACTED TO MAJOR ATTRACTIONS IN VALLE DE ORO IN 1995

<u>Attraction</u>	<u>Auto Trip Consider- ation Rate (from CALTRANS)</u>	<u>Factor for Person Trips</u>	<u>Daily Person Trips Attracted</u>
Regional Shopping Center (100 acres)	346 per acre	1.3	45,000
OR	OR	OR	OR
Community Shopping Center (50 acres)	698 per acre	1.3	45,000
Community Shopping Center (30 acres)	698 per acre	1.3	27,000
Community College (17,000 students)	1.24 per student	1.3	27,000
Light Industry (50 acres)	4.40 per acre	1.3	<u>29,000</u>
Total New Trips Attracted			128,000
Existing Daily Trips Attracted			<u>50,000</u>
TOTAL 1995 TRIPS ATTRACTED			178,000

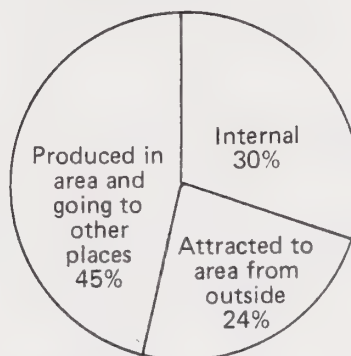
FIGURE 2
CHARACTERISTICS OF 1995 TRAVEL IN VALLE DE ORO CAN VARY:

**A. With Travel Characteristics
More Typical of Today:**



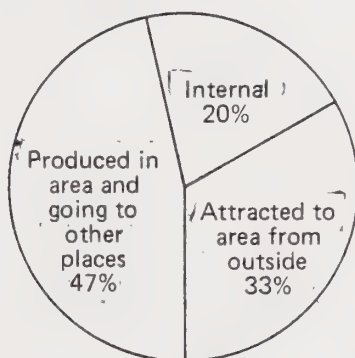
228,000 Daily Trips

**B. With Travel Characteristics
More Typical of a Well
Developed Area:**



285,000 Daily Trips

C. Probable:



256,000 Daily Trips

In summary, by 1995 total trips produced in Valle de Oro will likely range between 228,000 and 285,000. Total trips attracted will likely range between 140,000 and 215,000. Internal trips will likely range from 21% of productions which exists today in the area, to 40% of productions as typical of more well developed zones, such as Chula Vista (the regional average is 30%). These ranges if combined in different ways result in many possibilities for future trip composition in the region. The following three cases illustrated in Figure 2, illustrate the possibilities:

1. Factors typical to the area today - resulting in lower limit of trip productions and attractions with a low percentage of internal trips (21% of productions);
2. Factors typical of more well developed areas - resulting in the upper limit to trip productions and attractions, with a high percentage of internal trips (40% of trip productions);
3. An average between (1) and (2).

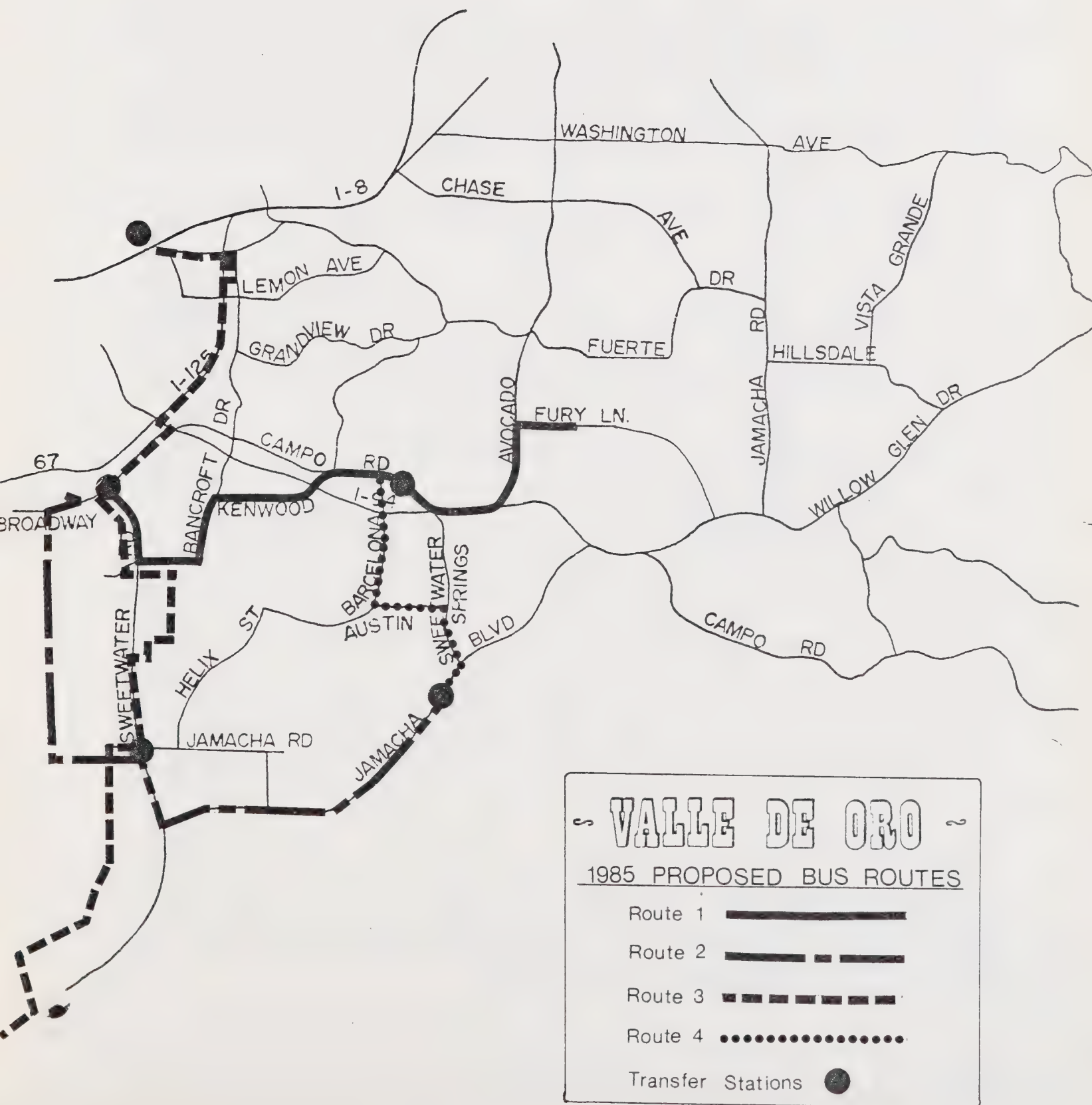
It appears that trip characteristics shown in Figure 2C would be the most probable to occur in Valle de Oro by 1995. It is likely that about half of the trips both to and from Valle de Oro would be produced and attracted by the immediately adjacent zones as they are today. The others would be scattered throughout the region, with no large concentrations except in the downtown area. The large downtown area could be expected to continue to attract about 5% of the trips produced in Valle de Oro outside the area.

Structuring Transit to Serve These Travel Characteristics

The basic approach to developing transit in Valle de Oro is to connect residential areas to existing and proposed significant trip attractors within and immediately adjacent to the area. Figures 1 and 2 describe these trip attractors.

The routes would interconnect with each other and with services going to other parts of the region at four "timed transfer" centers. These timed transfer centers would be small off-street bus terminals located in such a way that buses running on all routes intersecting at a center would be at the center at the same time. Passengers could thus conveniently transfer from route to route. These scheduled transfers would afford passengers the ability to easily travel from most residential areas to most significant trip attractors within Valle de Oro, as well as to regional services providing service to and from points throughout the region. Yet, most neighborhoods would have only one route, minimizing duplication and cost.

Figure 4 shows the timed transfer centers and the routes proposed to serve Valle de Oro. Timed transfer centers are called "exchanges." Within Valle de Oro, four are proposed (see maps):



1. The Lemon Grove Exchange
2. The La Presa Exchange
3. The Casa Exchange
4. The Hansen Exchange

In addition, a fifth exchange at Grossmont Shopping Center would serve the area.

The exchanges are proposed to be located in such a way that 15 minute bus running time, including dwell time at each exchange, would separate them. This time separation would result in a time relationship among the centers as shown in Figure 5 and enable scheduled connections to be made between all routes (in both directions) at each center, if the routes operate with 30 minutes between buses. With the transit system shown in Figures 4 and 5 (see bus route maps), passengers would spend two to three minutes in transferring from one route to another.

The routes are arranged so that they would serve all important trip attractors and most of the population. Figure 6 shows the area within 1,300 feet of the route. This is the area that would be served by transit.

Figure 6 indicates considerable area beyond 1,300 feet from a route. However, because the routes are planned to directly serve all of the higher density development, 70% of Valle de Oro's 1995 population would lie within the area served. With this route arrangement and the route interconnections provided by the timed transfer centers, every residential area would have convenient transit access to the most significant trip attractors within Valle de Oro.

In addition, the opportunity is provided for good connections to regional destinations although the connections shown are only illustrations. The regional services shown in Figures 4 and 5 (see maps) are proposed fast bus routes contained in a proposed regional timed transfer bus network developed by the County for the Transit Plan Refinement process now underway in the region. They illustrate transit travel opportunities that are possible. In this example, regional access would be provided through the Grossmont and Lemon Grove Exchanges. In addition Route 8 would operate as a local route through Valle de Oro becoming a regional fast bus route after leaving the Lemon Grove Exchange. Thus, all parts of Valle de Oro would be afforded direct access to regional services.

For this type of service to work, a bus must come by every 30 minutes on each route. It is important that this 30 minute headway be operated with regularity throughout the day. Buses must come by each point on the system at the same time past the hour (such as three and thirty-three minutes past the hour). If, on the other hand, buses speed up and slow down at different times of the day, they may miss some of their connections.

Transit System Evaluation

Experience has shown that this type of suburban service with these headways will attract significant travel. For example, this type of service has been shown to attract about 13% of all trips for an entire region. Patronage for just the suburban part of a region would be lower. A figure of between 3 and 7% seems reasonable in a suburban area like Valle de Oro.



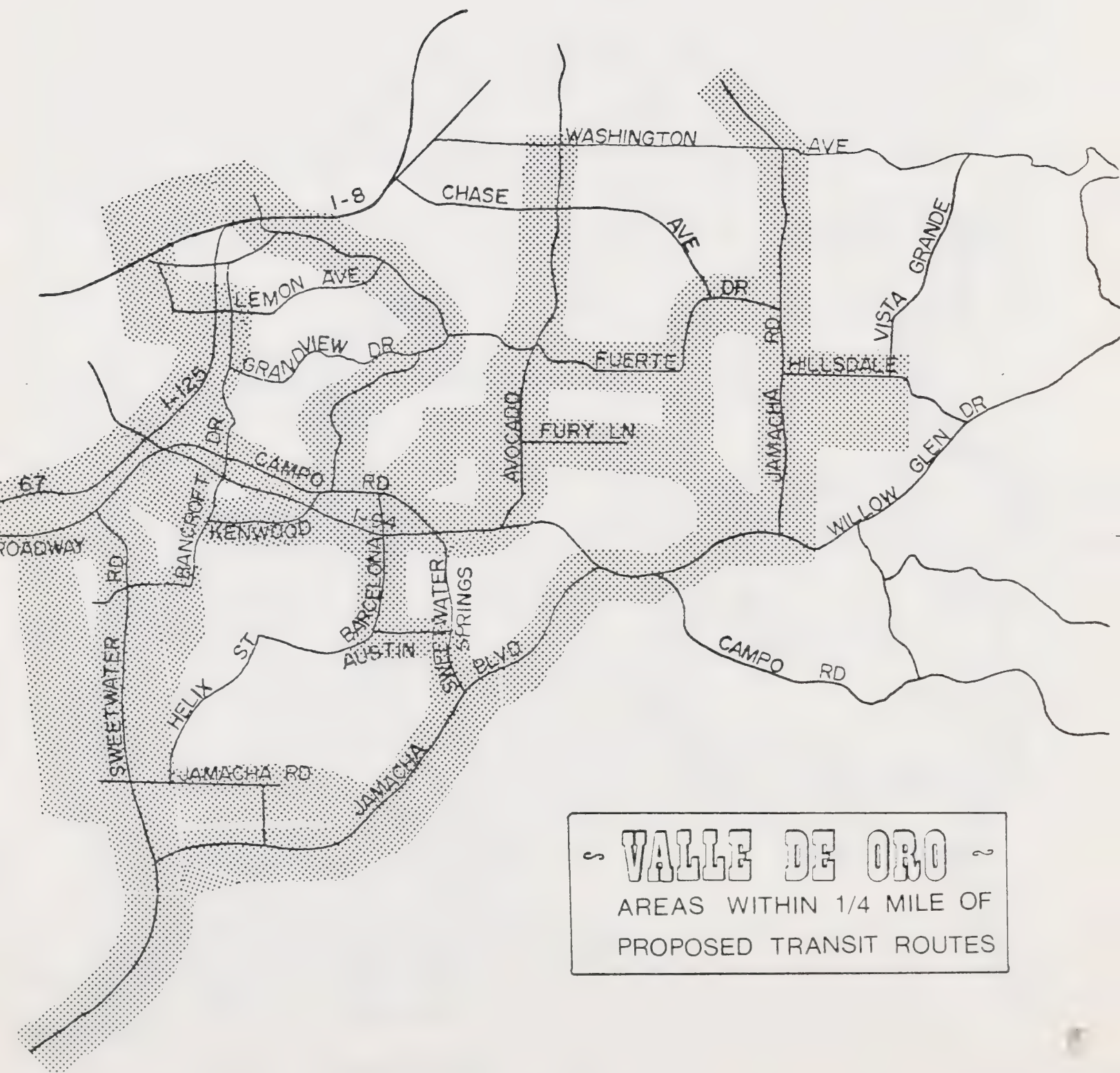
~ VALLE DE ORO ~

1995 PROPOSED BUS ROUTES

- | | | | |
|---------|--|----------------|--|
| Route 1 | | Route 5 | |
| Route 2 | | Route 6 | |
| Route 3 | | Route 7 | |
| Route 4 | | Regional Route | |

Transfer Station





Where this type of service has been implemented exclusively in suburban areas, patronage on the order of magnitude of 50 to 60 rides per capita has resulted. This level is equivalent to 5 to 6% of total trips.

Daily patronage for the bus network can therefore be estimated. The earlier section on travel characteristics indicated a total daily trip potential for Valle de Oro of between 228,000 and 285,000 person trips by 1995. It is assumed that the transit system would compete for only 70% of these, because only 70% of the population is within 1,300 feet of a bus route. Of this smaller number the transit system shown here should attract between 3 and 7% of the trips. These ranges in total daily person trips and transit modal splits thus yield a probable range of daily transit patronage of between 6,900 and 16,000. A probable intermediate number would be 5% of 256,000 daily trips, multiplied by 70%, yielding about 9,000 daily transit trips in 1995.

Table 2 shows the number of buses (20) required to provide service on each route with 30 minute headways. In addition, another 5 to 10 buses would probably be required to provide additional capacity on the Route 1 to downtown during peak periods. A total of about 25 to 30 buses would be required to operate service.

This level of efficiency is much greater than currently found for bus service in other parts of the region. It is achieved by the timed transfer nature of the system, which at the same time, makes local and regional destinations reachable, increasing patronage, and reduces route duplications, reducing costs. It indicates that usable public transportation is a viable proposition for Valle de Oro in 1995.

APPENDIX C

PUBLIC FACILITIES AND SERVICES ANALYSIS

During the development of the Community Plan, the availability and adequacy of public facilities and services was investigated and analyzed. The Valle de Oro Basic Data Report provides detailed information concerning the responsible jurisdictions including their existing facilities.

The Community Plan provides a basis for projecting future needs of the community. The following analysis was prepared with the assistance of the various responsible jurisdictions and departments and summarizes the impact of the Community Plan on public facilities and services in the area.

LIQUID WASTE

Public sewerage facilities in the Valle de Oro Community Plan area are provided by two agencies -- the Spring Valley Sanitation District (SVSD) serving the westerly portion of the plan area and the Otay Municipal Water District (OMWD) serving the easterly portions.

Spring Valley Sanitation District

The SVSD sewerage system includes the following major components:

1. wastewater collection system
2. trunk sewer system
3. outfall sewer
4. Metro capacity

The wastewater collection system consists of a complex network of sewer lines providing direct sewerage service to all parts of the SVSD. The collection system is very flexible with each segment of line serving a relatively small area.

The trunk sewer system consists of a network of sewer lines beginning at the lowest point of the drainage basin and is designed and located to intercept and transport wastewaters from the collection system to the SVSD outfall sewer. The SVSD trunk sewer system consists of several parts. Beginning at the lowest elevation of the system, the trunk sewer consists of the following:

1. Sweetwater Road trunk sewer
2. La Presa trunk
3. Fairway Drive trunk
4. Casa de Oro trunk
5. Bancroft Drive trunk

Each of the existing trunks are fixed in location and capacity. Location and physical condition greatly influence the trunk sewers' ability to service the proposed Community Plan.

The outfall sewer consists of a single line extending from the southwesterly corner of the SVSD southerly and westerly along the Sweetwater Valley to connect to the Metro Sewer System in the vicinity of Interstate Highway 5. The existing outfall sewer is fixed in location and capacity. The outfall was designed and constructed by the SVSD to serve the Sweetwater River drainage basin regardless of political boundaries. The outfall is a regional facility owned and operated by the SVSD. The SVSD, by agreement, provides wastewater transportation to the Metro System for the City of San Diego, City of National City, City of La Mesa, City of Chula Vista, the Lemon Grove Sanitation District and the Otay Municipal Water District.

Metro capacity was acquired by the SVSD in 1960 when the District entered into the "Sewage Disposal Agreement of 1960" with the City of San Diego. This Agreement provided that the SVSD had reserve capacity in the Metro System amounting to 6 MGD.

Otay Municipal Water District

The OMWD gravity service area encompasses all of the Plan area lying east of the SVSD and south of the Sweetwater Reservoir.

The OMWD sewerage system consists of the following major components:

1. wastewater collection system
2. trunk sewer system
3. water reclamation facility
4. pump station and force mains
5. agreement with SVSD

The wastewater collection system consists of a complex network of sewer lines providing direct sewerage service to two widely separated areas of Otay's gravity service area. The two areas served are identified as the Hillsdale Area and the Calavo Gardens Area.

The trunk sewer system consists of a gravity sewer line extending southerly and westerly along public rights-of-way and easements to a pump station on Campo Road in the vicinity of the Steel Canyon Bridge thence by a reversible gravity force main along Campo Road to a pump station in Calavo Gardens at Campo Road and Avocado. A second trunk sewer, bisecting Calavo Gardens, in easements and public rights-of-way, transports wastewater from Calavo Gardens to the Avocado pump station. Thence, by agreement with SVSD, the wastewaters collected and transported to the Avocado pump station are discharged to the SVSD Casa de Oro trunk sewer.

Otay's pump stations and force mains are an essential part of their current operation, providing Otay's only means of disposing of wastewater collected by their sewerage system. The pump stations and force mains are also essential to Otay's long-range plans for water reclamation within the Jamacha Basin. In agreement with the SVSD, the pump stations could provide a failsafe connection to the Metro System, thus satisfying one of the conditions imposed by the Regional Water Quality Control Board to protect the public health and existing water supplies.

Otay's water reclamation facility is located in the Hillsdale Area adjacent to the Valhalla High School. The facility has a design capacity of 70,000 GPD. However, because of discharge requirements established by the Regional Water Quality Control Board, the operation is limited to 30,000 GPD. Treated effluent from the water reclamation facility is used by Otay for experimental irrigation projects. Wastes from the facility are discharged to the trunk sewer for disposal.

Otay's agreement with the SVSD was entered into in September, 1970. The purpose of the Agreement was to provide a temporary means for Otay to dispose of wastewaters collected by their sewerage system. While Otay prepared plans for water reclamation in the Jamacha Basin, this agreement allowed Otay to discharge a maximum of 700,000 GPD (0.7 MGD) into SVSD Casa de Oro trunk sewer. The agreement was scheduled to expire in September, 1975. However, at Otay's request, the agreement was extended to September, 1978.

The OMWD does not have Metro capacity and is dependent upon SVSD to dispose of wastewater discharged by Otay to the Casa de Oro trunk. Spring Valley is currently able to provide this service. However, the projected sewerage needs of Spring Valley will necessitate the termination of this agreement in the near future.

Projected Needs

The projected needs of the SVSD and the OMWD with regards to sanitation facilities was made assuming the following:

1. average per capita flow = 80 GPD
2. existing lines flowing at 3/4 full
3. new lines flowing 1/2 full
4. peaking factor
 - a. Otay = 3 X average flow
 - b. SVSD from Table 1
5. population projections based upon land use designations from the Valle de Oro Community Plan

The SVSD sewerage collection system is adequate to provide for the current and projected needs of the Spring Valley service area based upon this Community Plan. Minor extensions of the collection system to serve existing older developments on failing septic tanks and new developments requiring public sewers will be made as the need arises.

The SVSD trunk sewer system is existing and has a limiting capacity based upon the physical characteristics of the pipe line, primarily slope and diameter. A detailed review of the existing trunk sewer based upon current standards and population projections in keeping with community plans land use designations has shown some potential deficiencies in the trunk sewer system. Table 1 identifies the major components of the trunk sewer system, the pipe line capacity in people served, the required capacity in people served, the estimated deficiency in people served, and the estimated cost of correcting the deficiency in 1976 dollars.

TABLE 1

COMPONENT	CAPACITY PEOPLE	REQUIRED CAPACITY	ESTIMATED DEFICIENCY	ESTIMATED CONST. COST
Bancroft Drive Trunk	5,000	8,900	3,900	\$ 14,700
Casa de Oro Trunk	13,000	13,289	--	--
Fairway Drive Trunk	11,100	9,222	--	--
Sweetwater Road Trunk	43,000	45,383	2,383	254,200
La Presa Trunk	16,500	31,831	15,331	446,300
EST. CONST. COST				\$715,200

The SVSD outfall sewer was constructed in 1963 with a design capacity at Jamacha Boulevard and Sweetwater Road to serve 135,300 people. This included an estimated 79,100 people from the Spring Valley area and 56,200 people from the OMWD's Jamacha Basin. A detailed review of community plan land use designations shows a potential service population of 88,500 people in the Spring Valley area and 31,800 people in the Jamacha Basin for a total population of 120,300.

The existing outfall sewer has sufficient capacity to provide for the projected needs of the Valle de Oro community and adjacent communities. It is not anticipated that any improvements to the outfall sewer will be required during the life of the Plan.

Metro Capacity

The Spring Valley Sanitation District acquired 6 mgd. of capacity in the Metro System in 1960 when Spring Valley executed the sewage disposal agreement of 1960 with the City of San Diego. At the time of this agreement, it was estimated that Spring Valley's future needs would be 6.33 mgd. based upon a projected connected population of 79,100 people. Based upon this projection and accepting the inherent inaccuracies of long range population projections, the Spring Valley Sanitation District obtained the 6 mgd. capacity. In addition, since the 1960

agreement the Spring Valley Sanitation District has entered into agreements with the City of Chula Vista to acquire the rights to additional capacity in the Metro System. As of this time, it is estimated that the Spring Valley Sanitation District has acquired an additional 700,000 GPD (0.7 mgd) Metro Capacity rights from the City of Chula Vista by lease or rental agreement. At the present time, the SVSD and the City of Chula Vista are negotiating for the transfer of 1.0 mgd. of Chula Vista's metro capacity right to the SVSD. When this has been accomplished Spring Valley's capacity rights will be increased from 6.0 mgd to 7.0 mgd and Chula Vista's capacity rights reduced from 22 mgd to 21 mgd.

Because the Spring Valley meter station is recording sewerage flows originating in the Lemon Grove Sanitation, in the City of San Diego, City of Chula Vista, City of National City, the Otay Municipal Water District, and the Spring Valley Sanitation District, it is difficult to ascertain the flow attributable to the Spring Valley Sanitation District. The average flow for July, 1976 was 6.528 mgd. Of this, it is estimated that 4.0 mgd originated in the SVSD. The 4.0 mgd average flow represents a connected population of 50,000 people. The SVSD became operational approximately 20 years ago. Since that time, the district has encumbered 66% of its capacity in the Metro System (6 mgd). Assuming straight line projections, the remaining metro capacity should be adequate to serve the district for another 10 years.

The Community Plan projects an ultimate population of 88,519 people within the Spring Valley Drainage Basin of the Valle de Oro Community. In the event all of these people were to move into this area and all of the people were to connect to the public sewer system, we could foresee a deficit of approximately 1.0 mgd in metro capacity. However, it is unlikely that this will occur because large areas of the community plan are designed for estate development, a land use designation not requiring urban levels of service. It is not anticipated that the SVSD will have any difficulty meeting its metro obligations during the life of the plan.

The Otay Municipal Water District has made intensive engineering and economic studies of the projected sewerage needs of their service area during the past five years, and it has concluded that technical problems present no major hurdles.

The continued development of the Jamacha Basin, particularly in the Rancho San Diego Development, would require a major investment by OMWD in a sewer expansion program. It is proposed by OMWD that this expansion be carried out in conjunction with a water reclamation program. Capital costs could total \$9 million. These facilities would be phased in over the next 15 to 20 years to accommodate a projected population density of approximately 52,000 people in the Jamacha Basin. The Community Plan population projection of 31,800 people can easily be accommodated by Otay's proposed capital improvement program.

WATER

The responsibility for providing water service in the Valle de Oro Community Plan area rests with the Helix Water District and the Otay Municipal Water District. The Helix Water District encompasses 31,517 acres including the City of El Cajon, City of La Mesa, the Lemon Grove Sanitation District, and the northerly portions of the Valle de Oro Community Plan area. The Helix Water District is highly urbanized with less than 5% of the water provided by the District used for agricultural purposes.

The Otay Municipal Water District encompasses approximately 125 square miles (80,000 acres). The District extends from the southerly boundary of the Helix Water District to the Mexican Border. Approximately 15% of the Otay Service Area is developed with 50% of the water delivered by Otay used for agricultural purposes.

The Community Plan area represents a relatively small portion of the combined Water District service area. Neither of the Water Districts have expressed any concern about their ability to serve the projected needs of the proposed community plan.

FIRE PROTECTION

Fire Protection within the plan area is provided by the Grossmont-Mt. Helix Fire Protection District, the Spring Valley Fire Protection District, and, for wildland fire in the months of the stipulated fire season, the California Division of Forestry.

Grossmont-Mt. Helix Fire Protection District

The boundary of the District at the present time (May, 1976) encompasses approximately fifteen square miles with an additional area of eleven square miles designated for annexation by July, 1977.

The District presently operates from two stations. The main station, which is owned by the District, is located at 10105 Vivera, La Mesa. The second station consists of leased space from the California Division of Forestry and is located at 2249 Jamacha Road. The District utilizes the services of nine employees (FY 1975/76). The basic major equipment consists of two engine pumpers and one rapid response unit termed a mini-pumper.

Measurement of service level is based on criteria as set forth by the Insurance Services Organization (ISO). Rating criteria consists of 34 items, some of which are not applicable to this fire district, and having a resulting total of 3,364 points. ISO ratings range from Number 1, the best, to Number 10 which is considered by ISO as completely inadequate service. The present ISO rating for this district is a level of six.

A simplified measurement of service level is utilized by district personnel based on a maximum response time to given locations within the District area. It is reported at the date of this report (June, 1976) that emergency response time is a twelve-minute maximum period with an average of five minutes.

Spring Valley Fire Protection District

The boundary of the District encompasses approximately fifteen square miles including recently annexed island areas and fringe area to the southeast.

The District operates from three stations:

Station Number 1 -- Located at:

8853 Troy Street
Spring Valley

Station Number 2 -- Located at:

10102 Ramona Drive
Casa de Oro

Station Number 3 (Headquarters) -- Located at:

905 Gillespie Drive
Spring Valley

The District utilizes the services of 51 employees with an expected reduction of three personnel July 1, 1976 due to loss and/or reduction of non-district special funding.

The basic major equipment at each station consists of the following:

Station Number 1:

Two engine pumpers, one provided to the District but owned by the State of California, Office of Emergency Services.

Station Number 2:

Two engine pumpers.

Station Number 3:

One engine pumper, one pick-up truck with grass fire rig, four vehicles for administrative use, one ambulance.

Measurement of service level is based on criteria as set forth by the Insurance Services Organization (ISO). The present ISO rating for this District is 5 on the scale of 0 to 10.

The District personnel reports that the structural and wildland fire response time is five minutes or less.

California Division of Forestry

The California Division of Forestry has some responsibility within the Valle de Oro Plan area for wildland and watershed fire protection. The basic geographical responsibility is located to the area east of Jamacha Road extending beyond the plan area. The CDF station serving the plan area is located at 2249 Jamacha Road and is in full operation during the wildland fire season extending approximately from the months of May through December of each calendar year.

Projected Future Needs

The Grossmont-Mt. Helix Fire Protection District estimates at this time that increases in men and equipment will be necessary to adequately serve the District. Additional improvements and manpower include:

1. A new station at the corner of Vista Grande and Dehesa Road;
2. Thirteen additional personnel.
3. An additional engine pumper.

When the recently acquired mini-pumper becomes operational and the proposed new station at Vista Grande and Dehesa Road becomes operational, the available level of service will increase and response time to District fringe areas will decrease. District personnel express a goal of maximum response time of seven minutes with an average response time of four minutes.

The Spring Valley Fire Protection District estimates that at this time there is no need to acquire and/or construct additional facilities. Additional equipment in the form of an ambulance and elevated stream capacity unit will be needed. Response times and ISO fire ratings should be maintained.

LAW ENFORCEMENT

The San Diego Sheriff's Department is responsible for providing ordinary law enforcement services in the area covered by the Valle de Oro Community Plan.

Current Coverage

Most of the subject area falls within Sheriff's Master Beats 52 and 54 which are covered out of the Lemon Grove Patrol Station located at 7859 Broadway in Lemon Grove. The subject area overlaps two other Master Beats to a smaller extent. Master Beat 58, also covered out of the Lemon Grove Station, includes the unincorporated land to the south and east of Sweetwater Reservoir. Master Beat 48, covered out of the Santee Patrol Station, includes that part of the subject area to the east of Jamacha Road and north of Hillsdale Road.

Patrol deputies operating out of the Lemon Grove Station work a ten-hour day, four days per week. Normal patrol coverage in Master Beat 54 consists of one unit during the day shift (7:00 a.m. - 5:00 p.m.), two units during the evening shift (3:00 p.m. - 1:00 a.m.), and one unit during the night shift (9:30 p.m. - 7:30 a.m.). All units are single-man units, although trainees will occasionally ride along. Response time in Master Beat 54 is approximately ten minutes for priority calls and twenty-five minutes for non-priority calls.

The current schedule for Master Beat 52 consists of two units during the day shift and four units during each of the other two shifts. Response time is approximately six minutes for priority calls and sixteen for non-priority calls.

There are sixty-two individuals working out of the Lemon Grove Station. These include a Captain, Lieutenant, five Sergeants, forty-one Patrol Deputies, eleven Detectives, and three clerical people.

Project Manning Levels

The Valle de Oro Community Plan projects an increase in population of 60,000 within the subject area by the year 1995--from 55,000 to 115,000. At the present time, there is one patrol deputy per population of 1,810 within the Sheriff's jurisdiction in the County. To merely maintain the existing level of service within the Plan area would require the addition of thirty-four patrol deputies.

This projection of thirty-four deputies does not take into account the additional deputies that would be required right now to bring current priority response times down to an acceptable level. A priority response time of ten minutes in Master Beat 54, for example, is clearly inadequate. It is estimated that seventeen additional deputies are needed to reduce this response time to four minutes.

LIBRARIES

The County maintains two library branches in Valle de Oro (Casa de Oro and South Spring Valley). The existing library space serving the area is 15,900 square feet. The existing County standard for library space falls between .3 and .4 square feet per capita and is based upon many factors including the following:

- Level of education and intellectual activities within the area
- Environmental Factors
- Rate of growth of the community
- Accessibility
- Existing and projected volume circulation

Projected Future Needs

Population projections based upon land use designations in the Community Plan reveal an additional need for 21,000 square feet of library space by the year 1995.

EDUCATION

The plan area is served by four school districts: La Mesa - Spring Valley, grades K-8; Cajon Valley Union, grades K-8; Grossmont Union High, grades 9-12; and the Grossmont Community College.

Existing Enrollment and Facilities

The La Mesa-Spring Valley School District serves the western portion of the Valle de Oro area as well as the City of La Mesa. The district operates 17 elementary schools and 4 junior high schools and has a total enrollment of 13,500 students. Within the plan area, the district operates 7 elementary schools and 2 junior high schools which serve 7,165 students.

TABLE C2
PROJECTED FUTURE SCHOOL ENROLLMENTS

SCHOOL DISTRICT	Students enrolled in schools in VDO	Projected no. of dwelling units*	General Guideline (no. of student/du)	Projected no. of students
La Mesa - Spring Valley	7,165	27,500	.25	6,872
Cajon Valley	1,320	10,513 SF 3,043 MF		
Elementary	1,320		.45 SF .15 MF	5,185
Junior High			.16 SF .056 MF	1,853
Grossmont High School	6,760**	41,056		

* No. of dwelling units is based upon the following area of land use category x 65% (usable land)
x maximum allowable density (du/acre) = no. of du's.

** Includes Mt. Miguel High School

The Cajon Valley School District serves the eastern portion of the planning area as well as the City of El Cajon. The total enrollment within the district is 14,250 students. Within the plan area, the district operates only two elementary schools which serve 1,320 students. It should be noted that several elementary schools and one junior high are located in close proximity to the planning area and accommodate some students from Valle de Oro.

The Grossmont Union High School District encompasses the cities of El Cajon and La Mesa as well as a large portion of the unincorporated area including all of Valle de Oro. The district operates nine high schools and two continuation schools with an enrollment of 20,000 students. Two high schools are located within the plan area and one is right on the border. The total enrollment of these three schools is 6,700 students.

The Grossmont Community College District is very large including all of Valle de Oro as well as the City of La Mesa and Lemon Grove. A one hundred thirty four acre campus is located out of the planning area in Fletcher Hills and has an estimated capacity of 10,000 students. Present enrollment exceeds 15,000 students.

Projected Future Needs

Future facility needs are dependent upon administrative policy decisions such as busing and the use of double sessions or a year-round program and will be contingent upon future school board decisions. Therefore, assessment of the impact of the plan on educational facilities has been limited to a projection of the increase in the number of students in the plan area.

Future student projections are based upon general guidelines provided by the various districts and dwelling unit projections based upon the community plan. (See Table C2.)

The Grossmont Community College District owns approximately 200 acres of land in the center of the planning area and plans the development of a second campus to serve approximately 15,000 students. Development is to be phased over the next 15 years and as proposed will meet the needs of the community.

SOLID WASTE

The storage, collection, and disposal of solid waste is a regional, County-wide problem and does not lend itself to community or subregional analysis.

For purposes of waste storage and collection investigations the "San Diego Regional Solid Waste Management Plan" found it useful to divide the County into two major geographical areas: the Coastal Zone which is basically urban and suburban; and the Interior Zone with its sparsely populated mountain and desert areas. The coastal zone was further divided by a line running along the northern boundary of the City of San Diego into a "suburban" area to the north and the "metropolitan" area to the south.

To evaluate the adequacy of existing landfill facilities it is necessary to compare their remaining capacities with the expected future volumes of waste. In order to meet future disposal requirements in a timely and orderly manner, it is important to know not only how much landfill space is still available, but also how long it may be expected to last.

In order to estimate the remaining life of existing landfill facilities it is necessary to compare their remaining capacities with the expected future volumes of waste. In order to meet future disposal requirements in a timely and orderly manner, it is important to know not only how much landfill space is still available, but also how long it may be expected to last.

The remaining life of existing landfills depends on the volumes of wastes received and the average degree of compaction of the refuse in the landfills. Compaction values in the County range from 900 to 1,350 pounds per cubic yard depending on the type of landfill equipment used and the amount of water added to the refuse. Using normal disposal techniques, an average density of 1,100 pounds per cubic yard can be obtained. On this basis it requires 1.82 cubic yards to contain one ton of refuse. It has been estimated that each person in the suburban areas of the County generates approximately 0.9 tons of solid waste each year.

Future landfill needs, together with the expected years of closing existing landfills, are shown in the following table.

TABLE C3
SOLID WASTE DISPOSAL NEEDS OF COASTAL ZONE
(Volume In 1000's of Cubic Yards)

	1975 Volume	Needed Volume by 1985	(Deficit)	Needed Volume by 2000	(Deficit)	Projected Year of Closing*
<u>SUBURBAN</u>						
Bonsall	2,800					1982
Encinitas	520					1977
Oceanside	715					1981
SUB TOTAL	4,035	7,155	-3,120	19,680	-15,645	
<u>METROPOLITAN</u>						
Poway	138					1976
Sycamore	50,000					1994
Jamacha	1,850					1978
Miramar	1,970					1977
Montgomery	1,000					1980
S. Chollas	1,820					1978
Otay	21,300					1995
SUB TOTAL	78,078	28,144	49,934	94,530	-16,452	
TOTAL	82,113	35,299		114,210	-32,097	

*Assumes no additional landfills acquired.

TABLE C4

DESCRIPTION AND CAPACITIES OF
POTENTIAL DISPOSAL SITES

SITE NAME	DESIGNATION		ESTIMATED CAPACITY (10 ₆ Cu. Yds.)	DESCRIPTION
	NEW	OLD		
No. County Suburban	A-1	A ₁₂	12.5	A canyon between the cities of San Marcos and Vista.
Encinitas Creek	A-2	A ₁₃	26.7	A Valley near the intersection of Rancho Santa Fe Road, and Olivenhain Road.
Shaw Valley	A-3	B ₇	62.0	A valley near Carmel Valley Road, east of the City of Del Mar.
N.E. Miramar	B-1	B ₈	30.0	A canyon near Pomerado Road, northeast of the Miramar Naval Air Station.
S.E. Miramar	B-2	B ₉	25.0	A canyon near the northerly end of Santo Road, in the southeast portion of the Miramar Naval Air Station.
No. Chollas	C-1	C ₈	3.0	A canyon near Chollas Heights, across the street from the existing landfill in the City of San Diego.
Mexican Canyon	C-2	C ₉	20.4	A canyon near Jamul Drive, east of Jamacha.
Jamul	C-3	C ₇	8.6	A canyon near Campo Road, east of Jamacha Junction.

The present combined available volume is estimated to be 82,000,000 cubic yards and the volume required by the year 2000 is 114,000,000 cubic yards. If no replacement landfill is acquired, the suburban sub-zone will be out of disposal capacity by 1985, while the metropolitan area will have only one site to serve the coastal region after 1984.

Projected Future Needs

In order to identify potential locations for the future landfills that will be required, the Joint City-County Solid Waste Management Task Force investigated 30 candidate sites located throughout the coastal zone. These sites were concentrated in three main sectors: Suburban Sector (A) North Metropolitan Sector (B), and South Metropolitan Sector (C). By means of topographic maps and site visits these 30 possibilities were reduced to nine, three in each sector. The other sites were rejected for one or more of the following reasons: (1) proximity to an airport, (2) lack of cover material, (3) conflict of surface runoff with water storage areas, (4) excessive in-flow drainage, (5) incompatibility with existing development of the area.

An evaluation team visited and evaluated the remaining nine sites. Each site was rated in relation to the other sites in its sector. During this evaluation process one other site was dropped for lack of cover material. The remaining sites are ranked in each area as follows:

Suburban Area (A)

1. Shaw Valley
2. North County Suburban
3. Encinitas Creek

North Metropolitan (B)

1. Northeast Miramar
2. Southeast Miramar
3. Shaw Valley

South Metropolitan (C)

1. Jamul Canyon
2. North Chollas
3. Mexican Canyon

Descriptions and estimated capacities of these potential sites are shown in the following table.

Local Situation

Solid Waste collection service is provided in the Valle de Oro Planning Area by private collection firms operating under a permit issued by the County Department of Sanitation and Flood Control. Service in most areas is available from two or more firms on a weekly basis. Cost of this service is comparable to that charged for most of the metropolitan area, ranging generally from \$3-4 per month for a weekly collection of unlimited quantity at curbside. Bin collection service and roll-off bin service is also available.

Disposal service to the area is presently provided at the Jamacha Sanitary Landfill on Campo Road. This landfill is presently open to the public six days a week. This landfill will be completed early in 1978. Although the regional solid waste master plan identified three possible replacement sites, further evaluation determined that the Mexican Canyon site could not be developed within a reasonable cost. Attempts to acquire the Jamul site encountered such strong objection from the residents of the area that further consideration of the site has been temporarily abandoned. The City of San Diego Solid Waste Division is attempting to obtain a Conditional Use Permit to open a new site on College Grove Drive west of the Chollas Reservoir. This site, if obtained, is expected to serve the area for approximately 5-6 years. Other sites available to serve Valle de Oro residents are the Otay Sanitary Landfill on Otay Mesa Road in Chula Vista and the Sycamore Sanitary Landfill north of Mission Gorge Road west of Santee.

FLOOD CONTROL

In 1966, the San Diego County Flood Control District was established by the state legislature. The District is divided into six zones representing major watersheds in the County. Each of the zones is represented by at least five commissioners who report to the District Board of Directors, the Board of Supervisors. The Valle de Oro planning area is located in District 3. Drainage areas which could present future flooding problems in Valle de Oro, include Spring Valley Creek and the Upper Sweetwater River.

Spring Valley Creek

Flood control problems in the Spring Valley Creek area have been analyzed by the County (a study prepared by Wilsey and Ham Consultants) and more recently by the U.S. Army Corps of Engineers. Existing flood control facilities consist in most cases, of earthen channels and swales with culverts passing beneath the roads. Casa de Oro, Spring Valley, La Presa and parts of Lemon Grove which make up the drainage area have continued to urbanize placing a great strain on the existing flood control facilities.

At present, the County General Plan identifies a one hundred year floodplain along Spring Valley Creek. However, the application of a floodplain overlay zone has been deferred pending the verification of the floodplain boundaries by the Department of Sanitation and Flood Control. At present urban development has taken place with the 100 year floodplain as designated on the existing general plan.

Upper Sweetwater River (in Valle de Oro)

Land in the Upper Sweetwater River drainage basin is, for the most part, undeveloped. This includes the eastern portion of the planning area including a majority of Rancho San Diego. The Upper Sweetwater River remains in a natural state or has been developed into a golf course. Development is restricted in the floodplain by a floodplain overlay zone.

Projected Future Needs

The community plan allows urban development in the Spring Valley Creek drainage basin and in areas affecting the Upper Sweetwater River. The increased urbanization will necessitate the management of flood control program. This program may include "structural and non-structural solutions" to flood control problems.

Along Spring Valley Creek alternative plans have been developed to address future flood control problems. Alternative plans include non-structural solutions: management of a flood insurance program, flood proofing existing structures, and improving culverts to accommodate the capacity of the existing creek, as well as structural solutions: rectangular concrete channel to provide for 100 year flood.

Final determination of the necessary improvements will necessitate a further study (presently ongoing) by the Department of Sanitation and Flood Control.

The Upper Sweetwater River has been identified as a Resource Conservation Area as well as lying within a 100 year floodplain overlay zone. Flood control shall consist of natural channels.

HOSPITALS

San Diego County is divided into six Health Service Areas: 1113 - Oceanside, 1115 - Escondido; 1117 - San Diego; 1119 - National City; 1121 - La Mesa, and 1123 - Coronado (see Map 1). The Valle de Oro Planning Area is a part of HSA 1121 - La Mesa, located in the Southeastern portion of San Diego County bordering Mexico. Also included in HSA 1121 are the communities of Campo, Descanso, El Cajon, Fletcher Hills, Grossmont, Guatay, Harbison-Crest, Jacumba, Jamul, La Mesa, Laguna-Pine Valley, Lakeside, Lemon Grove, Potrero, Rancho San Diego, Santee, Spring Valley, Tecate, and Viejas Reservation.

The following is an inventory of the Ambulatory Care Services in HSA 1121.

INVENTORY AMBULATORY CARE SERVICES BY FACILITY

HEALTH SERVICE AREA 1121 - LA MESA

FACILITY SERVICE	NO. OF PATIENTS	NO. OF VISITS	DAYS/HOURS OPERATIONS	NEW OR ADDED SERVICES NEEDED
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COMMUNITY CLINICS

East County Community Clinic

EMERGENCY ROOMS

EL CAJON VALLEY HOSPITAL Primary		14652	24-hr/day	
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INVENTORY
(Continued)

FACILITY SERVICE	NO. OF PATIENTS	NO. OF VISITS	DAYS/HOURS OPERATIONS	NEW OR ADDED SERVICES NEEDED
GROSSMONT DISTRICT HOSPITAL Primary		22582	24-hr/day	
HEARTLAND HOSPITAL Primary		1480	24-hr/day	
KAISER FOUNDATION HOSPITAL		50299	24-hr/day	
MOUNT HELIX GENERAL HOSPITAL		898	24-hr/day	
<u>HOSPITAL OUTPATIENT</u>				
EL CAJON VALLEY HOSPITAL Rehabilitation Physical Therapy		780		
FOOTHILL MEDICAL HOSPITAL Rehabilitation Physical Therapy		96		None
GROSSMONT DISTRICT HOSPITAL Surgical Rehabilitation Physical Therapy Occupational Therapy	645	7548 360		None
KAISER FOUNDATION HOSPITAL LA MESA			M-F, 8:30-5:30 SA, 8:30-12:30	None
General Medicine		81076		
Internal Medicine		130794		
Maternal		12295		
Pediatrics		56015		
Psychiatric		2418		
Rehabilitation		3070		
Surgical		11154		

INVENTORY
(Continued)

FACILITY SERVICE	NO. OF PATIENTS	NO. OF VISITS	DAYS/HOURS OPERATIONS	NEW OR ADDED SERVICES NEEDED
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COUNTY HEALTH DEPARTMENT

DEPARTMENT OF PUBLIC HEALTH
SAN DIEGO COUNTY

El Cajon Secondary Health
Center

M-F, 8-12
1-5, pm

Chronic Disease			
Nursing Visits in Home	862	4106	
Family Planning			
At Center	1629	3265	
Nursing Visits in Home	488	2417	
General Medicine			
At Center(a)	630	929	
Nursing Visits in Home	1263	5486	
(b)			
Immunizations		13180	
Maternal Health	100	186	
Mental Health			
Nursing Visits in Home	257	1619	
Tuberculosis Tests		4199	
Venereal Disease Clinic		810	

-
- (a) General Medicine includes infant, pre-school, school health, and immunizations.
 - (b) Nursing visits include infant, pre-school, and school health as well as adult health statistics for calendar year 1973.

SOURCE: CHPA 1975 HEALTH SYSTEMS PLAN

UTILITY SERVICES

Gas and Electrical services are provided to the planning area by San Diego Gas & Electric Company.

A major transmission line of 138 KV passes through the extreme southeastern portion of the plan area. From the point at which the 138 KV transmission line crosses Campo Road, a 69 KV line extends west along Campo Road to the Jamacha Substation, from which a leg runs north and out of the plan area into the City of El Cajon. Another leg extends slightly south then generally east through the plan area and on out of the plan area via Sweetwater Road to Lemon Grove. There are two minor substations in the Spring Valley area near Bancroft Drive.

MAP I
SAN DIEGO COUNTY

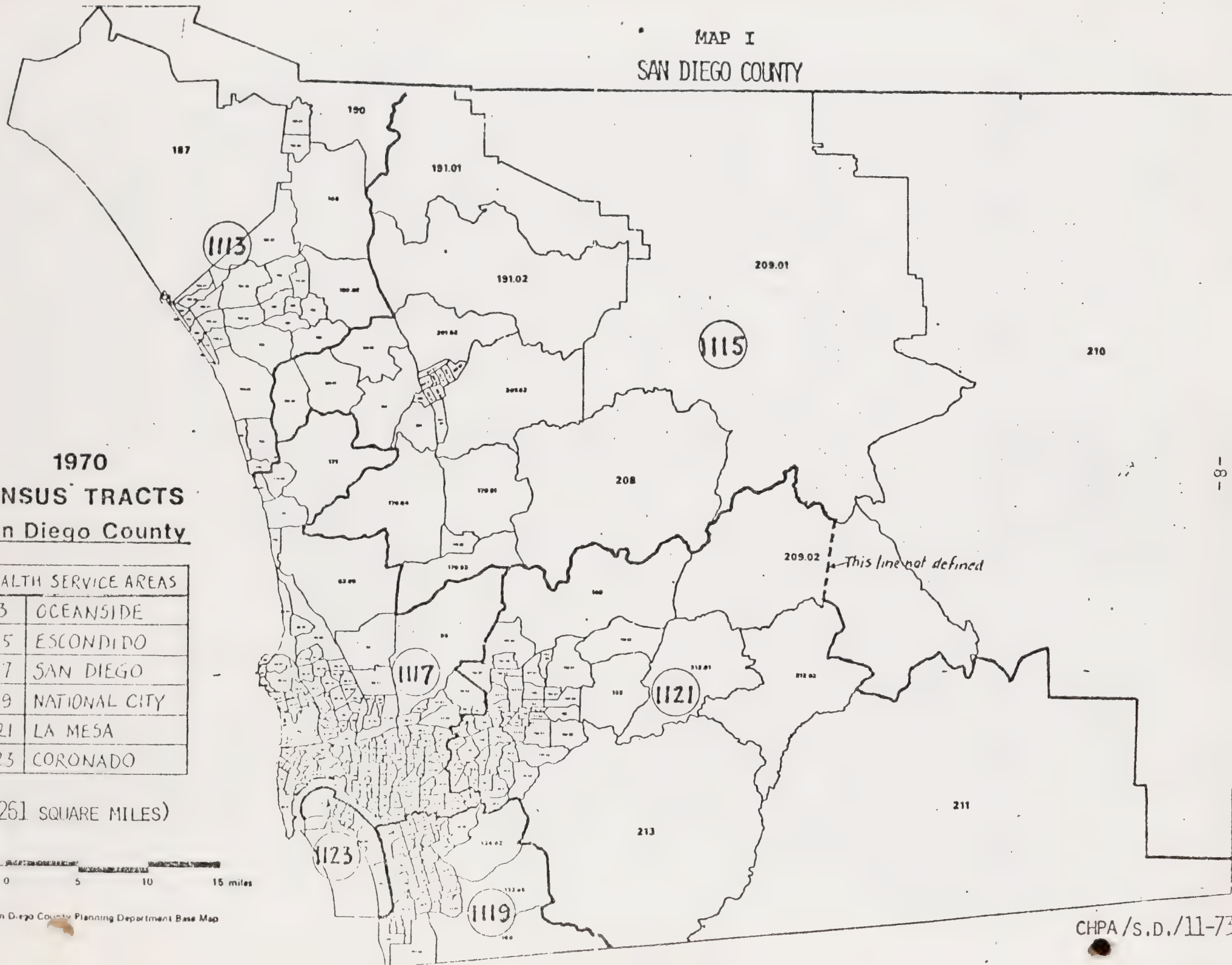
1970
CENSUS TRACTS
San Diego County

HEALTH SERVICE AREAS	
1113	OCEANSIDE
1115	ESCONDIDO
1117	SAN DIEGO
1119	NATIONAL CITY
1121	LA MESA
1123	CORONADO

(4,261 SQUARE MILES)

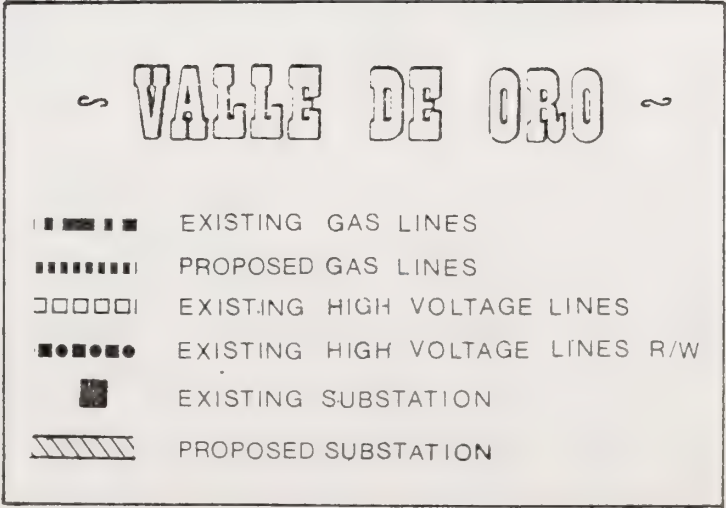


San Diego County Planning Department Base Map



An 8 inch high pressure gas line enters the plan area from Lemon Grove via Jamacha Road, extends east along Jamacha Road and drops down to Jamacha Boulevard then follows Jamacha Boulevard to Sweetwater Springs Boulevard where it travels north to just above State Highway 94, east to Avocado Boulevard, and generally northeast to connect to Jamacha Road. Local electrical distribution system has automatic switching which is capable of transferring power demand to another leg of the system when an outage situation occurs.

Planning for future service needs is done on a regional basis. Distribution within the Valle de Oro will require new major gas and electric lines as shown on the following map. In addition, the electrical substation located in the vicinity of Campo Road and Jamacha Boulevard will need to be relocated to the east due to freeway expansion.



APPENDIX D

BICYCLE ROUTE DEVELOPMENT PRIORITIES

Generalized local bike routes are identified on the Community Plan Bicycle Route Subelement Map. As a part of bike route analysis, priorities were assigned to the various routes to provide guidance to County Department of Transportation for future implementation. Those assigned priorities are:

HIGH PRIORITY

1. Campo Road (Conrad Drive to SR 94)
2. Sweetwater Springs Boulevard (Jamacha Boulevard to SE 94)
3. Kenwood Drive (Bancroft Drive to Campo Road)
4. Sweetwater Road/Tyler Street (Blossom Lane to Bancroft Drive)
5. Jamacha Boulevard (Sweetwater Road to Sweetwater Springs Boulevard)
6. Bancroft Drive (Tyler Street to Kenwood Drive)
7. Sweetwater Road (Jamacha Boulevard to Blossom Lane)
8. Avocado Boulevard (El Cajon City Limits to Campo Road)

MEDIUM PRIORITY

1. Bancroft Drive (Kenwood Drive to La Mesa City Limits)
2. Fury Lane (Avocado Boulevard to Jamacha Road)
3. Jamacha/Campo Road (Sweetwater Springs Boulevard to Fury Lane)
4. Campo Road (Avocado Boulevard to Jamacha Boulevard)
5. Jamacha Road (Washington Avenue to Fury Lane) State Highway
6. Bancroft Drive (north from Edgewood Drive through La Mesa along I-8 to Chase to Avocado)
7. Campo Road (Bancroft Drive to Kenwood Drive)
8. Sweetwater Road/Broadway/Campo Road (Tyler to Bancroft)
9. Willow Glen Drive (Jamacha Road to Dehesa)
10. Campo Road (eastbound from Jamacha Road) State Highway

LOW PRIORITY

1. Chase Avenue extension (Jamacha Road along Hillsdale realignment to Willow Glen Drive)
2. Grandview Drive/Fuerte Drive (Bancroft Drive to Avocado Boulevard)
3. South Barcelona/Austin (SE 94 to Sweetwater Springs Boulevard)
4. Helix (Austin to Jamacha Road)

PRIORITY ASSIGNMENT CRITERIA

Priorities were assigned utilizing criteria developed by County IPO staff. The criteria were based on that developed by the CPO Bicycle Facilities Committee which considered such things as:

- | | |
|------------------------------------------------------------------------------------|--------------------------------|
| 1. Traffic activity (motor vehicle speeds, average daily traffic, bicycle volumes) | 5. Right-of-way Conditions |
| 2. Elimination of bottlenecks | 6. Type of improvements needed |
| 3. Bicycle accidents reported | 7. Route continuity |
| 4. Service to high use activity centers | 8. Steepness of grade |
| | 9. Cost |



APPENDIX E
PROPOSED RESOURCE CONSERVATION AREAS

Resource Conservation Area (RCA) 1: Sweetwater River Floodplain - resources include riparian and riparian woodland habitats - these habitats are important for wildlife, supporting greatest diversity of birds, particularly migratory songbirds. Resources to be protected include trees, including willows, sycamores, cottonwoods, oaks, and non-native species; riparian vegetation, including cattails, sedges, rushes, and aquatic vegetation. Adjacent native vegetation (Coastal sage, chaparral and grasslands) should be conserved as viable edge habitats contributing to wildlife and visual diversity of the local ecosystem.

RCA 2: "Damon Lane," riparian woodland habitat - This is a combination of native riparian woodland and introduced eucalyptus woodland which lies in a natural drainage area augmented by urban runoff. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

RCA 3: Steep Canyon Creek, riparian habitat - Oak woodland habitat adjoining similar habitats in the Sweetwater River floodplain. Conserve integrity of groves from the river to the plan boundary.

RCA 4: Jamacha Creek, north and south of Hillsdale - This narrow creek, partially fed by runoff, supports some riparian vegetation, and provides water for wildlife in a rapidly suburbanizing area. Conserve corridors to and from undeveloped areas.

RCA 5: Campo Creek, south of Campo Road, between Avocado Avenue and Jamacha Boulevard - This riparian woodland and oak woodland provides seasonal water and nesting habitat for resident and migratory birds. This area also includes Palmer sagebrush found only in low places in the southwestern part of San Diego County.

RCA 6: East of Kenora Drive - Drainage area with large stand of Eucalyptus trees. Conserve woodland integrity and sufficient adjacent undeveloped natural and semi-natural habitats.

RCA 7: Natural Drainage Area - with bird and mammal habitat, rock outcrops and some natural vegetation, following drainage flow from Crest to Rockbrook Street and Helix. The area is bounded on the north by Crest, on the south by Montemar, Helix to the west and Lamar to the east. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 8: Area along Conrad Drive from Edgar Street to Avenida Gregory - and the area southwest from Conrad toward Orchard Drive. Contains semi-natural drainage vegetation features. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 9: West of Barcelona Drive - Natural vegetation and buffer zone. Conserve adjacent undeveloped natural and semi-natural habitats.

RCA 10: Dictionary Hill - habitats of rare and endangered plant species - This area provides habitat for the Coast barrel cactus, considered for endangered status by the Department of Interior, Variegated dudleya, a succulent considered for threatened status by the Department of the Interior, Mesa Clubmoss and Munz sage (reaching the northern limits of its range here) considered by the California Native Plant Society to be "rare, of limited distribution (only in San Diego County in California), but distributed widely enough that potential for extinction or extirpation is apparently low at present. (Powell, 1974)

Dictionary Hill was also used for scientific studies of "hill topping" in butterflies (Shields, 1971) and contains excellent examples of Coastal sage scrub vegetation in a rapidly urbanizing area.

RCA 11: Habitat for threatened San Diego Variagated dudleya - a small succulent being considered for threatened status by the U.S. Department of Interior located south of Sweetwater Road.

RCA 12: Habitat for endangered Otay tarweed - a short yellow-flowered herb (member of the sunflower family) considered for endangered status by the U.S. Department of the Interior. This location is near the southwestern end of Lakeview Avenue, north of the Sweetwater Reservoir.

RCA 13: Habitat for San Diego Ambrosia - On the west side Sweetwater Road between Jamacha and Orville Streets. This silver-leafed member of the sunflower family is found in a disturbed area along Sweetwater Road. This plant species is considered by the California Native Plant Society as: 1) occurrence confined to several populations or one extended population, 2) endangered in part, 3) declining in vigor, and 4) rare outside of California.

RCA 14: Oakgrove and habitat for threatened and rare species - east of Vista Grande Road. This contains habitat for: a) Spleenwort - a threatened fern of limited distribution; b) Coast spice bush - a small spicy smelling shrub with reddish berry - like fruit, found only in hills and mesas of San Diego County; c) Pholisma a small root parasite, superficially resembling a morell mushroom but with tiny flowers. Considered by the California Native Plant Society (Powell, 1974) to 1) have an occurrence confined to several populations or one extended population, 2) endangered in part, 3) declining and 4) rare outside of California; d) San Diego Sunflower - The late spring flowering bush sunflower occurs only in southwest San Diego County.

RCA 15: Hansen's Pond - naturally occurring riparian and pond habitats (although modified by man) leading into Sweetwater River. Also a cultural site which includes Isham Springs Site of historic bottling plant.

RCA 16: Extension of Eucalyptus Park - natural drainage area supplemented by urban runoff.

RCA 17: Bancroft Ranch Site - site of an historic ranch and Indian occupation, located east of Bancroft Drive. Also includes Rock House (Bancroft Studio) built in 1889, The Springs of Saint George for which Spring Valley was named, Madam Camille's House, 3555 Bancroft Drive built in 1924, and Spring Valley Veterans' memorial dedicated in 1948.

RCA 18-31: are archaeological sites recommended for excavation or presentation by professional archaeologists.

RCA 18: Site CE #103 (Site W-562 is contiguous Historic village of Matamo
and out of the planning area, but
should be nominated with this site.)

RCA 19: W-389 Historic village of Meti/
Bancroft Ranch House

RCA 20: Cal:F:5:7

Recommended by Gross & Ezell
(1972) for excavation or
preservation.

RCA 21: Cal:F:5:11

"

RCA 22: Cal:F:5:35

"

RCA 23: Cal:F:5:2

"

RCA 24: Cal:F:5:3

"

RCA 25: Cal:F:5:5

"

RCA 26: Cal:F:5:6

"

RCA 27: Cal:F:5:9

"

RCA 28: Cal:F:1:7

"

RCA 29: Cal:F:1:6

"

RCA 30: Cal:F:5:22

"

RCA 31: Cal:F:5:15

Partially excavated by Kaldenberg
(1975) and Gross (1975); historic
site of the Isham Springs
bottling plant.

RCA 32: Cactus Cottage (Sinclair House) - 3700 Sinclair Lane. Built in 1889
as summer cottage for H. H. Bancroft.

RCA 33: Bancroft Dam - Fairway Drive passes through the dam at the lower end
of Brookside. Built in 1910 as part of Bancroft Ranch.

RCA 34: McRae-Prentice-Albright House - Built around 1882, later remodeled
by Albright, prominent San Diego architect. Located next to Highway 94
Kenwood off-ramp. (Barbic-Rubber Tree Lane)

RCA 35: The Olla - 3700 Helix Street. This unique structure was built around
1895 in the shape of an Indian water storage jar or "olla." It was used as
a water storage tank and filter on the historic Bancroft Ranch.

RCA 36: Old Jamacha School - 1886.

RCA 37: Steel Bridge - where Highway 94 crosses Sweetwater riverbed. Last
bridge around of this type construction.

RCA 38: GROSSMONT AREA, Artists' Colony Homes:

1. Grossmont Inn - 9680 Evans Drive
2. William Cross House - 9633 El Granito
3. Madame Schumann-Heink House - 9951 El Granito
4. Havrah Hubbard House - 9725 Sunset
5. Owen Wister House - 9499 El Granito
6. John Vance Cheney House - 9410 Sierra Vista
7. Carrie Jacobs Bond House - 9623 Summit Circle

APPENDIX F

GUIDELINES FOR SUPPLEMENTAL BIOLOGICAL STUDIES

Project sponsors proposing projects subject to CEQA which lie within established Resource Conservation Areas (RCA) may be required by the Environmental Review Board to submit detailed studies of identified resources to determine the impacts of the proposed project on those resources. Such studies would amend and detail the comprehensive environmental analysis undertaken for the community plan. Such detailed studies will be evaluated together to determine the cumulative impacts of several projects on the resources as a whole.

While detailed studies in RCA's are meant to analyze impacts to already identified resources, additional studies may be required if other significant resources are discovered.

The following outline demonstrates the kinds of studies which should be carried out, subject to amendment by the Environmental Analysis Division of the County.

SURVEY AND DESCRIPTION

- A. Study Methods: Discuss field time and activities in the study.
- B. Detailed plant community or habitat map (same scale as project map).
- C. Map showing location of significant resources (i.e., endangered species, groves of trees, rock outcrops, drainage areas, etc.).
- D. Text describing resources and status on the project site.

ANALYSIS OF RESOURCES

- A. Scientific status and biologic value of the resource on- and off-site.
- B. Legal/official status of resource - discuss level of resource protection existing.
 - 1. State protected, fully protected, rare, endangered, etc.
 - 2. Federal fully protected, threatened, endangered, etc.
 - 3. Status of resource in relation to existing recovery or management programs.
 - 4. Local policies protecting resources.

IMPACT OF THE PROJECT AND ALTERNATIVES

- A. Discuss quantitatively beneficial and adverse impacts of the project and all alternatives (including no project). This should include discussion of physical and biological implications of the project and alternatives impacts on the resources. What are the legal consequences of these impacts (contrary to local, state, or federal policy or regulations?).
- B. How much of the biological integrity of the resource would be destroyed? (show on a map, and give a real and percentage decreases in resource and habitat), and by what mechanism?
- C. What is the time table of the impacts or benefits?
- D. If data on hand permits, what are the cumulative or incremental impacts of this project on the resource.

MITIGATING MEASURES

Discuss mitigation measures to lessen or obviate impacts to resources. Indicate whether or not such mitigations are: (1) part of project design, (2) can be made conditions of approval, or (3) are recommendations which can not be made conditions of approval.

ALTERNATIVES

- A. Discuss alternative designs which accomplish the goals of the proposed project which would substantially reduce impacts to resources. Graphically show alternatives on maps showing resources super-imposed over project design.
- B. Discuss alternative uses of the project area, including no project, which would substantially reduce impacts or conserve resources.

Guidelines for Supplemental Archaeological Studies to be developed by EAD, IPO, and ERB.

APPENDIX G

REGIONAL POLICY 1: REGIONAL CATEGORIES

The following seven Regional Categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the Community and Subregional Plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The Current Urban Development Area includes those County lands to which near-term urban development should be directed.

- Commercial, industrial, and residential uses and densities will be those permitted by the applicable Land Use Designations on the Community or Subregional Plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable Land Use Designations depicted on the Community or Subregional Plan maps.
- On residential lands achievement of overall densities of at least four (4) dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas.)
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

1.2 FUTURE URBAN DEVELOPMENT AREA (FUDA)

Future Urban Development Areas are those that will ultimately be developed at urban densities, but which in the near term, should be held in reserve. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities. Certain areas adjacent to or encompassed by cities have also been placed in this category in order to encourage annexations.

- A parcel size of ten (10) acres will be required when considering divisions of land. A smaller parcel size will be permitted only when an area is annexed to an adjacent city or development is conditioned upon annexation.
- The boundaries between Current Urban and Future Urban Development Areas will be evaluated approximately every three years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- The outer boundaries of all Current and Future Urban Development Areas will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
 - the project will not require urban levels of service, and
 - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to forty (40) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review or study.
- In the Desert Special Study Area (Borrego Springs), no application for changes in the General Plan which would result in an overall increase in the potential number of dwelling units shall be approved until a cumulative environmental analysis and long range plan are prepared for the area.
- In the Otay Mesa Area, division of land or rezones shall be discouraged pending completion of studies on implementation of the Economic Development District.

APPENDIX H

REGIONAL POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional Categories delineated on the Regional Land Use Map shall be implemented through Land Use Designations delineated on Community and Subregional Plan maps. Within these Community and Subregional Plan areas, the following additional policies shall apply:

3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land Use Designations permitting densities of one (1) dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, Country Towns, or existing locations.

3.2 COMMUNITY PLAN DESIGNATIONS

Community and Subregional Plan designations, goals, objectives, and policies shall be consistent with the Regional Categories, goals, and policies of the Regional Land Use Element. Until public hearings are held to achieve consistency between the Regional Land Use Element as adopted by the Board of Supervisors on January 3, 1979 and the existing Community or Subregional Plans, the Land Use Designations of the Community or Subregional Plans shall take precedence over the Regional Categories. In the event a finding of consistency must be made between the old land use categories and the new designations, the attached Interim Conversion Table shall be utilized.

3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and Use Designations shown on each Community Plan or Subregional Plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the Regional Land Use Element.

3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans, and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the Regional Land Use Element. In these cases, for the purpose of consistency with the Regional Land Use Element, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties, and

the project has sufficient facility capacity to accommodate both the present and future population if built out to capacity, and

a substantial private investment in public facilities has been made on the basis of past approvals of development phases, and

the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the Community/Subregional Plan maps which resulted from previous approvals of Private Development/Specific Plans; or

2. The density and character of development is substantially in conformance with the Regional Land Use Element goals.

3.5 EXISTING (80% -- 100%) SUBDIVIDED OR (80% -- 100%) DEVELOPED USES

Existing subdivided or developed uses which are not deemed appropriate for expansion pursuant to the goals of the Land Use Element may exist in certain locations of the County at the time of adoption of this Element. Subdivided/developed uses is defined as a project or an area which is at least 80% subdivided or developed to its capability when considering the density/type of development permitted when originally planned. In these cases, for the sole purpose of implementation, existing subdivided lands and developed uses (e.g., mobilehome parks) may be classified to a Use Regulation consistent with those uses. Expansion of these or similar uses into undeveloped adjacent areas must be consistent with the applicable Regional Categories and Land Use Designations.

3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the Regional Land Use Element to encourage the development of housing for all economic groups in the community (Goal#6). To implement this, developments not to exceed 60 du/gross acre may be permitted in Current Urban Development Areas if all of the following findings are made:

1. 100% of the units shall be made available to low and moderate income elderly households (as defined by the U.S. Department of Housing and Urban Development).
2. A major use permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigatable, adverse environmental impacts or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State EIR Guidelines.

3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or variances which have been vested may exist in certain locations throughout the County in conflict with the Regional Categories of the Land Use Element. In these cases, for the purpose of determining consistency with the Regional Land Use Element and the applicable Community or Subregional Plan, an approved and vested major use permit or variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

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